

Item No 02:-

16/01818/OUT (CT.1595/5/Q)

**Claydon Pike
London Road
Lechlade
Gloucestershire**

Item No 02:-

Change of use of land to leisure use following mineral extraction and erection of Country Park and Visitor Centre, 47 holiday homes, 30 hotel bedrooms and 30 apartments, including re-siting of previously approved hotel apartments, apartments and holiday homes associated with landscape/engineering work and infrastructure associated with the existing leisure development (all matters reserved) at Claydon Pike London Road Lechlade Gloucestershire

Outline Application 16/01818/OUT (CT.1595/5/Q)	
Applicant:	Coln Park LLP
Agent:	Corylus Planning & Environmental Ltd
Case Officer:	Mike Napper
Ward Member(s):	Councillor Sue Coakley Councillor Stephen Andrews
Committee Date:	9th November 2016
RECOMMENDATION:	RECOMMENDATION: DELEGATED PERMISSION SUBJECT TO i) SATISFACTION OF THE BIODIVERSITY OFFICER, ii) HIGHWAYS OFFICER AND iii) COMPLETION OF LEGAL AGREEMENT IN RESPECT OF FOOTPATH PROVISIONS

Main Issues:

- (a) Principle of the Development
- (b) Community Benefits
- (c) Biodiversity Impact
- (d) Landscape Impact

Reasons for Referral:

The proposals comprise a major application with a relatively complex planning history and it is therefore considered appropriate in this instance for it to be determined by the Committee.

1. Site Description:

The current application was the subject of an advanced Site Inspection Briefing by all Members of Planning and Licensing Committee in October of this year, which has hopefully assisted in understanding the character and appearance of the site and its wider context.

The application site and Country Park is currently accessed from an access shared with Hanson Aggregates on the A417, although the formal access to the existing holiday homes is further east along the main road. The application site is located outside the Cotswolds Area of Outstanding Natural Beauty. It is, however, within the Cotswold Water Park (CWP) as designated within the current Cotswold District Local Plan, where Local Plan Policy UT.1 is directly relevant, and lies within Zone A (Quiet Zones) insofar as it relates to Arkell's Lake, and Zone C (Sport, Recreation & Tourism) of the CWP Supplementary Planning Guidance (SPG) for the remainder of the current site. Zone A allows for low intensity use that would protect the amenity of residential areas and would enhance the quiet enjoyment of the countryside. Zone C generally allows for medium to high density uses that have an affinity with the purpose, character and natural history of the CWP, including those that "generate larger volumes of traffic and visitors", and can include new holiday accommodation.

The application site (approx. 53.0 ha) is part of a lake complex to the south of the A417 road resulting from earlier mineral extraction, lying between Fairford and Lechlade. The majority of the

site lies within the existing tourism and leisure development granted under the extant Outline Planning Permission (please see Relevant Planning History LPA ref. 96/02325/OUT), although the current application also includes a further extension of the leisure site by the addition of Arkell's Lake to the west following completion of mineral extraction works by Hanson Aggregates. The extant Outline permission and subsequent Reserved Matters approvals comprises the publicly accessible Country Park (total area approx. 69.0 ha, including the lake known as Coln Park Lake) and development to provide 160 holiday homes and 100-bed hotel. The major part of the Outline permission has now been implemented within the larger site area for holiday lodge development and ancillary facilities, including the provision of core leisure facilities (including indoor swimming pools, sauna, gym and multi-use games areas) under LPA ref. 10/04896/FUL. The entire extant Outline site is the subject of Landscape and Ecological Management Plan (LEMP) and, although construction of individual holiday homes is continuing following plot sales, landscaping where development has already taken place has begun to mature.

Approximately half of the current application site, including Arkell's Lake, is in the final stages of the mineral extraction works and therefore has the appearance of a quarry. The other (eastern) half of the site, formerly an area of plantation woodland, has been in part developed for the holiday units. Importantly, Arkell's Lake is subject to an approved restoration plan, granted by Glos County Council as the Minerals Planning Authority, following the completion of mineral extraction works, which would deliver appropriate landscape and biodiversity enhancements.

A location plan is attached to this report that shows the current application site in the context of the overall Outline permission site area.

2. Relevant Planning History:

96/02325/OUT Outline application for the erection of 160 holiday cabins, a country park facility, a hotel and the associated use of, and works to, lakes for leisure purposes: Permitted 31st May 2006.

08/02037/REM Reserved matters application for appearance, landscaping, layout and scale of hotel (Phase 5) as part of leisure development granted outline permission: Approved 18.03.09.

10/04896/FUL Erection of building to form replacement hotel core facilities (revisions to approval 10/00309/REM): Permitted 10.03.11.

14/02702/FUL Construction of Country Park Visitor Centre including restaurant, toilet facilities, parking and self-catering, short-let accommodation and a new entrance from A417: Refused 23.12.14 and APPEAL PENDING.

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
 LPR26 Tourism
 LPR38 Accessibility to & within New Develop
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development
 UT1 Cotswold Water Park
 LPR25 Vitality & Viability of Settlements

4. Observations of Consultees:

Environment Agency: "We note that sections of the proposed development appear to be located within Flood Zone 3. As part of a previous outline application a Flood Risk Assessment (FRA) and a detailed hydraulic model of the on-site watercourses were submitted, and these were accepted by us as appropriate to determine on site flood levels. This work was concluded in 2007. We have also undertaken catchment wide modelling of the River Coln to the south of the site which also incorporates the Court Brook which flows through this application area and onwards through earlier now built phases of the development. As this proposal is a revised scheme based on the previously approved master plan and supported by the modelling we consider that it is not essential to undertake additional modelling work. It should be noted, however, that at the current time we have not received a request to update the fluvial Flood Map for planning.

We are confident that within the current outline application, and the previous work undertaken in terms of modelling, that the applicant has provided sufficient information to demonstrate that the proposed lakes on site will provide betterment in relation to floodplain storage and that the units will be designed to be resilient to flooding. In addition, we are pleased that there is an agreed restoration plan for the ongoing mineral extraction which in certain locations results in ground levels being returned to pre-extraction levels. Overall we understand that there will be no net loss of floodplain storage through this development proposal when it is considered alongside extant permissions and restoration of mineral extraction operations.

In summary, the submitted FRA demonstrates that, in conjunction with the site wide flood management scheme and previous hydrological and hydraulic assessments, the development will be safe over its lifetime and will not increase risk elsewhere. Our position is reliant on acceptance by the LPA that the revised mineral extraction restoration plans can be considered as part of the ongoing Lakes development to ensure ground level alterations will be implemented to ensure there is no net loss of floodplain storage."

Lead Local Flood Authority: No objection, subject to conditions.

Technical Pollution Services Officer: No objection, subject to conditions.

Natural England: Objects - This application site is in close proximity to lakes that make up part of a wider network designated as a Site of Special Scientific Interest (SSSI). This SSSI is notified as a standing water feature and provides broad habitat of ornithological importance. This site is sensitive to water quality concerns. Natural England would like to see further information on the planned drainage strategy and supporting evidence to ensure the proposal: i) does not impact upon the water supplied to the SSSI, that it continues to be filtered by the gravel substrate and that the flow is not interrupted and ii) does not impact on water quality through diffuse water pollution. There remains insufficient information in regards to hydrological impact pathways to enable Natural England to provide a substantive comment to this consultation on impacts to the Cotswold Water Park Site of Special Scientific Interest (SSSI).

The site location within the Cotswold Water Park SSSI means that the habitat interests on site are key supporting habitat to the wider designation. The application states that the lakes are important for breeding birds at a local level but nothing is provided to set this in the context of the wider Cotswold Water Park. At a landscape scale the lakes support nationally important numbers of wintering birds and breeding birds. This measure of significance is based on extensive work undertaken by Natural England and partners for the purpose of reviewing the existing designation of the site and which lakes are critical for supporting these bird features. Natural England has reviewed the documents provided and welcomes the approach described to review the management plan based on previous learnings and consider at a landscape scale. However, the issues of concern for this site do require a level of detail at this stage to ensure adequate functional habitat enhancement. Natural England understands that the Minerals Planning Permission for the Hanson land that forms part of the overall development approved a restoration scheme that provided 'long-term biodiversity benefit' (00/5004/CWROMP - Ecologist Comments).

This informs a baseline position for the enhancement and mitigation under this new outline permission. Natural England would expect to see more detail on a current baseline for the use of the site and a plan and strategy that acknowledges the national significance of this site to breeding and wintering birds as features included in citation for the Cotswolds Water Park Site of Special Scientific Interest (SSSI).

In reviewing the Landscape and Ecological Management Plan Natural England is concerned at the lack of lakeside habitat around Arkell's Lake in the new proposed site plan. The proposed dwellings on this lakeside stop the functional habitat opportunities on a lake that was proposed initially to deliver nature conservation benefits. Considering the value of the site to breeding and wintering birds Natural England is of the opinion that further thought and detail is required to the functional success of Arkells and the Conservation Lake and their role in supporting the wider landscape of lakes considered key wildlife sites that are to be affected by this development.

This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

Glos Wildlife Trust: No comments received to date.

MoD Defence Infrastructure Organisation Safeguarding: the MOD has no safeguarding objections subject to conditions to ensure that the proposed new areas of open water and habitat creation are not attractive to wildfowl that would increase the risk of bird strike for aircraft using RAF Fairford.

County Archaeologist: No objections.

Historic England: Application should be determined in accordance with the national and local policy guidance, and on the basis of your specialist conservation advice (N.B. The former Scheduled Ancient Monument at land South of Thornhill Farm has not been de-scheduled).

Biodiversity Officer: Views incorporated within Officer's Assessment.

Landscape Officer: Views incorporated within Officer's Assessment.

Highways Officer: Initial concerns relates to the emerging visibility splay to the right from the existing vehicular access onto Lechlade Road. The submitted speed survey recorded a westbound 85th percentile speed of 53.5mph. The required visibility splay commensurate with the 85th percentile speed would be 165m in either direction. 165m is not achievable to the right, with visibility restricted to approximately 123m with a 2.4m x-distance. The applicant is currently working to mitigate this concern by establishing whether the proposed use would result in an intensification of use of a substandard access. Furthermore, as access is reserved for a later time, the principle of a safe and suitable access should be considered. Should an intensification of use of the existing access arise, there is scope to realign the access towards the west of its current alignment in order to achieve the required visibility to the right to without prejudicing the visibility splay to the left. This can be dealt with by way of planning condition. Therefore, in principle, safe and suitable access can be achieved to the site from a point along Lechlade Road.

County Archaeologist: No objections.

Historic England: Application should be determined in accordance with the national and local policy guidance, and on the basis of your specialist conservation advice (N.B. The former Scheduled Ancient Monument at land South of Thornhill Farm has not been de-scheduled).

5. View of Town/Parish Council:

Lechlade Town Council: Support the application in principle, subject to the provisions of the associated legal agreement.

Fairford Town Council: Objects due to lack of information regarding footpath provision.

Kempsford Parish Council: Providing that the Parish Council's delivery objectives for the footpath provisions are fully incorporated into the S106 legal agreement, the application is broadly supported. It is stressed, however, that this incorporation is essential.

6. Other Representations:

20 Third Party letters of Support:

- i) "I support the Application as President of Bowmoor S.C. being part of 106 agreement. I know the Club has some concerns about flooding which I understand is being addressed also the height of some trees.";
- ii) the 'Lakes By Yoo' development has had a beneficial effect on local businesses and the proposed further investment can therefore also be expected to have a positive impact on the local economy;
- iii) the applicant has given support to charity;
- iv) the proposed final stage of development will continue to enhance the local ecology;
- v) good to see the old gravel works being put to good use, which would reduce the number of large lorries in Lechlade and Fairford;
- vi) the hotel and further commercial development would bring employment opportunities for local people;
- vii) there has been little impact upon road use in Fairford as a result of the development;
- viii) providing greater access to the country park would be advantageous for local people and the visitors' centre;
- ix) delighted that visitor centre has been re-located from its initial position that was the subject of the earlier application refused by CDC and will benefit all parties;
- x) glad to see the existing Hanson's access being proposed for the development, as there were concerns about a new entrance onto the A417;
- xi) restoration of the footpath network will enhance the area both for the local community and visitors to the area.

1 Third Party letter making General Observations:

"As a regular user of the circular path around the Sailing Lake, I hope and request that the proposed development will not impact this, especially in the vicinity of the entrance to the proposed development which appears very close to the existing path on the eastern side of the lake. This concern may already be addressed in the application, but this isn't clear from my reading of the Design & Access Statement."

7. Applicant's Supporting Information:

Planning Statement
 Ecology report
 Flood Risk Assessment
 Transportation Assessment
 Landscape and Visual Appraisal
 Geo-Environmental Desk Study report
 Statement of Community Involvement
 Design and Access Statement

8. Officer's Assessment:

The Proposals

Outline permission is sought for the change of use of land (Arkell's Lake) to leisure as part of the Coln Park development, together with the erection of a Country Park Visitor Centre, 47 holiday homes, 30 hotel bedrooms and 30 apartments. Access is proposed to be from the existing country park and mineral works access from the A417, although access is likely to be shared with the formal A417 access further to the east. The proposals include the re-siting of hotel apartments, apartments and holiday homes previously approved as part of the Reserved Matters phases of the extant Outline permission. All matters of detail (i.e. access, siting, scale, appearance and landscaping) have been reserved for future consideration.

The applicant has stated that the accelerated cessation of mineral processing works and restoration of the site and the resultant, earlier than expected, transfer of land to Coln Park development company, Lakes by Yoo, has provided the opportunity to review the previously approved layout and its commercial functionality, providing an opportunity to deliver enhancements to the consented Coln Park scheme and provision of visitor facilities for the Country Park.

A visitor centre and an additional 14 parking spaces are proposed to the north-eastern corner of the Sailing Lake, close to the existing point of access to the Country Park. The detailed design of the building is reserved, but illustrative plans have been provided that show a two storey building (footprint approx. 156 sqm) plus decking area, with exhibition space, catering facilities, toilets and office space. The applicant expects the design to be contemporary to accord with the design approach within the overall leisure development. The draft floor plans are attached to this report.

Hotel units are currently approved in the plantation woodland area to the south of the Clean Water Lake and allow for 100 apartments in a relatively high density development of detached buildings. The current application proposes the re-siting of the hotel rooms along the edge of a new lake to be created to the north and west of Clean Water Lake, thereby being closer to the existing hotel core facilities with the number reduced to 30 bedrooms. The current application proposes a reduction in density of units in the woodland area and relocation on the 'worked out' land to the west recently acquired from Hanson Aggregates. Additionally, the current proposals seek to site 47 holiday home units to the same newly acquired area, including along part of the northern edge of Arkell's Lake. As a total of 141 holiday units and hotel apartments have been approved under extant permissions, the current proposals would be a reduction of 37 units or 24%. The holiday units would constitute residential development (Use Class C3), but their occupancy would be limited to holiday use only, as are the previously approved units within the Outline site.

A masterplan that shows the currently approved disposition of development is attached to this report, together with a comparative illustrative masterplan showing the proposed layout.

Notwithstanding those matters of design of individual buildings that have been reserved, in order to provide clarity, the supporting information submitted provides details of the types of units expected to be constructed within the relevant parts of the overall application site. The unit designs (of between approx. 8.0-10.0m in height) continue the contemporary architectural approach found to be acceptable in the extant development. Drawings are attached that show the zoning and examples of styles of the unit types to assist in the assessment of the visual impact of the development.

Due to the additional land now available following the early completion of mineral extraction works, the current application provides the opportunity, by S106 legal agreement, for the conclusion of the footpath network associated with the development in terms of the completion of routes and issues that have arisen on existing Public Rights Of Way (PROW) since the original Outline permission has been implemented. Consequently, a draft Unilateral Undertaking and

plan, as attached here, have been submitted showing the proposed footpaths, delivery timetable and adoption as PROWs.

(a) Principle of the Development

The National Planning Policy Framework (NPPF) is clear that the presumption in favour of sustainable development is at its heart as a 'golden thread' for decision makers. For the purposes of interpretation, it states that sustainability has three dimensions, these being economic, social and environmental roles. Section 3 refers to the requirement to support a prosperous rural economy and planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

In respect of the natural environment, section 11 requires that the planning system should contribute to and enhance the natural and local environments. Paragraph 118 states that local planning authorities should aim to conserve and enhance biodiversity in planning decisions. It states, inter alia, that:-

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- proposed development on land within or outside a Site of Special Scientific Interest (SSSI) likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;
- development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;
- opportunities to incorporate biodiversity in and around developments should be encouraged.

The most relevant Local Plan policies to the consideration of the principle of the application are 9 (Biodiversity, Geology & Geomorphology) 19 (Development Outside Development Boundaries), 26 (Tourism) and UT.1 (Cotswold Water Park).

Policy 9 is considered to accord with section 11 of the NPPF in respect of its protection of SSSIs. Policy 19 is a relevant policy of the development plan but is inconsistent with the provisions of the NPPF in respect of new-build housing and therefore cannot be afforded material weight.

Policy 26 states that the development of holiday lodges and visitor attractions, in the latter case, within the CWP will be acceptable in principle (although new holiday home development is

generally limited to the eastern CWP), subject to adherence to the criteria set out in Policy UT.1 (CWP).

Policy UT.1 states that, within the Cotswold Water Park, proposals for nature conservation, water-based sport, recreation, tourism, and other development which accords with the other policies of the Local Plan will be permitted, subject to a) maintenance or enhancement of CWP biodiversity, a) habitat enhancement and creation where appropriate, c) retention and, where appropriate, enhancement of landscape features, d) appropriate design of new buildings to avoid harm to character and appearance of the area, e) the development having a direct relationship to CWP uses, f) prevention of over-dominance of any one particular activity and g) appropriate contributions towards CWP nature conservation. Policy UT.1 is supported by the CWP Supplementary Planning Guidance (SPG) as referred to in the Site Description of this report in relation to the zones applicable to this site.

The Committee's attention is also drawn to the draft policies of the emerging Local Plan 2011-2031 Submission Draft June 2016 in preparation for the Examination in Public stage of the adoption process. It should, however, be noted that these draft policies should not be afforded material weight at this stage of that process. Policy EC11 (Tourist Accommodation) of the emerging Local Plan is somewhat more restrictive than the current Policy 26 towards new hotels unless they are as a result of conversions, lie within a Development Boundary or are directly associated with, and required for the viability of, a tourist attraction. Similarly, self-catering accommodation is limited to conversion of existing buildings or development within development boundaries, or exceptionally where they relate to a tourist attraction. Policy SP5 (CWP: Post-mineral Extraction After-use) continues with the objectives established by current Policy UT.1, whilst adding the need to enhance public accessibility and protect local settlements.

The Outline permission granted in 2006 (ref. 96/02325/OUT) and later Reserved Matter approvals establish the acceptability of the principle of the current proposals, which comprise three elements. Firstly, the construction of new holiday units and hotel apartments, secondly the construction of a visitor centre and thirdly, the extension of the site to include Arkell's Lake.

As has been explained earlier in this report, the proposed hotel and hotel apartment units would, subject to an appropriately worded condition, result in a nett reduction of the units previously approved. The construction of new buildings within the site as part of its well-established use is therefore primarily a matter of landscape and biodiversity impact, which will be discussed later in this report.

In relation to the construction of the visitor centre, the provisions of the Outline permission made a requirement for the delivery of a Country Park in perpetuity, which would be open to the general public between prescribed hours. The associated legal agreement required facilities comprising the provision of footpaths, car parking and provision of information boards. Whilst the latter requirements of the S106 have been met, the provision of a visitor centre building has been a longstanding desire to act as a focal point for the Country Park, similar to the facilities available at lakes in the western CWP.

Whilst application (application reference 14/02702/FUL) was made by the developer in 2014 to provide a visitor centre, together with additional holiday accommodation, to be sited at the redundant farm yard at the north-western part of the Outline site. That application was, however, refused by Committee for reasons that i) the size, range of facilities and level of accommodation would result in facilities that would not be ancillary to the intended purpose of the informal country park and would be harmful to its existing character and appearance without delivering sufficient benefits to the economy, biodiversity or local community, and ii) that insufficient information had been submitted to demonstrate that sufficient provision for the mitigation and enhancement of biodiversity has been made within the development. The applicant has appealed against the decision, but the appeal has been deferred pending the determination of the current alternative application.

Notwithstanding the refusal of the earlier scheme, the principle of the provision of a visitor centre at the site is acceptable and indeed welcomed, subject to the consideration of its proposed location and character. In contrast to the previously refused visitor centre scheme, officers consider that the proposed size, level of facilities and location of the current proposal would be entirely in keeping with the objectives of achieving a proportionate and appropriate facility for visitors to the Country Park that would add to the quality of the public's experience of it and would address the Committee's concerns regarding the earlier 2014 scheme.

The inclusion of the newly available land at Arkell's Lake as an extension of the extant Outline permission site for leisure use is considered to provide an opportunity to increase the biodiversity and public accessibility of land formerly used for mineral extraction and therefore meets with the objectives of Local Plan Policy UT.1. The land is subject to an existing approved restoration plan, which would deliver an appropriate level of landscape and biodiversity benefits, as required by Mineral Planning policies. The restoration plan would need to be completed in the event that no further development was proposed for the land and it is therefore the starting point for assessing the level of biodiversity benefits appropriate to the current application proposals. This issue will be discussed under the later heading of this report.

(b) Community Benefits

As has been previously stated, officers feel that the character, attractiveness and public profile of the Country Park would benefit from the provision of an 'anchor' building at the site. The 2014 visitor centre scheme attracted a significant level of objection from the community regarding its size, location and character, which was supported by the Planning Committee. Following the refusal of the 2014 application, the applicant has undertaken significant engagement with the local community and officers in respect of the level of community facilities that they would find appropriate for the Country Park and the draft proposals are a result of that process. The footprint of the visitor centre development has been substantially reduced from the 1057 sqm previously proposed, which included a 100 place restaurant and 15 additional units of holiday accommodation. The currently proposed location close to the entrance to the Country Park would be preferable to the location previously proposed as it would provide a visually pleasing arrival point for visitors with excellent views across the Sailing Lake and beyond. Officers are entirely satisfied that the scale, functionality and siting of the building now proposed would successfully address the previous concerns and would be an enhancement of the experience of Country Park visitors. The draft legal agreement suggests a delivery timescale within 18 months of the agreement, within which detailed design proposals would be submitted for approval to include a minimum gross internal area of 500 square feet (approx. 46 sqm), containing a tea room/café area, an area containing information about the surrounding locality, toilet facilities and a car park for a minimum of 10 cars.

A further significant community benefit associated with the current application is the delivery of comprehensive and permanent footpath routes within the Country Park to provide the level of public accessibility that was a major objective and expectation of the original Outline permission in accordance with the intent of Local Plan Policy UT.1. As a result of the construction process of previously permitted phases of the development, issues have arisen that have affected the accessibility and character of some existing PROWs and there has therefore been a desire to ensure the delivery of routes that would mitigate and, where possible, improve the quality of public access. The intention is to provide a variety of circular routes and to link with the existing PROW network. The local parish councils have been very clear that they see the successful resolution of this issue to be central to their overall support for the application. The significant community engagement undertaken by the applicant in this matter has resulted in the current draft proposals shown in the attached 'Footpath Network' plan, which is currently in circulation for comments from the local parish councils.

The submitted Footpath Network plan and Footpath Agreement document illustrates the proposed footpath circulation across the site. The document states that the new footpath network would include "additions and diversions, with the aim of increasing the overall length of public footpath, and provide alternative routes with similar views and enjoyment benefits to replace

those lost by development to date or proposed". The applicant's intention is to dedicate as many as possible of the new footpaths as PROWs, subject to the provisions and procedures of the Highways Act, which is the responsibility of the County Council, and the legal agreement sets timescales for the relevant procedures to be initiated. There are Third Party ownership issues relating to two of the routes and therefore provision is made for when the areas of land become available. It is proposed to retain two routes as permissive rights of way.

Subject to any comments as a result of the circulation of the draft legal agreement, Officers are content that the draft proposals would deliver the desired level and quality of accessibility and would provide certainty of the deliverability.

A complicating factor in delivering public accessibility is the issue of ensuring that the impact on biodiversity is also considered and that the aims of accessibility are balanced with those of achieving ecological enhancements. This matter is discussed in the next section of the report.

(c) Biodiversity Impact

There are a range of nature conservation legislation and policies that are relevant to this application and to which Members should have regard, for example, the Wildlife & Countryside Act 1981 (as amended) and The Conservation of Habitats and Species (Amendment) Regulations 2012. These Regulations make clear that local authorities should "take such steps in the exercise of their functions as they consider appropriate to contribute to the achievement of ... the preservation, maintenance and re-establishment of a sufficient diversity and area of habitat for wild birds in the United Kingdom, including by means of the upkeep, management and creation of such habitat", including through the planning process. The Regulations also acknowledge that "appropriate account must be taken of economic and recreational requirements."

The site is adjacent to part of the CWP SSSI and within 1km of another unit of the SSSI. The aquatic macrophyte interest is the primary reason for the designation of the CWP SSSI, although Natural England's description and reasons for notification also state that, "These lakes also contribute to the importance of the Cotswold Water Park for wintering and breeding birds." It is also crucial to bear in mind that Natural England are considering the re-notification of the CWP SSSIs to include bird and other interests in recognition of the importance of the wider CWP area for a wide range of species and habitats.

The proposed development site forms part of the Cotswold Water Park Nature Improvement Area and most of the lakes within the CWP are Key Wildlife Sites (e.g. Bowmoor and Longdoles Lake).

An Ecology Report (AEL Ltd 2016) was submitted with the application and, following assessment by the Biodiversity Officer additional information has now been provided, which is currently the subject of re-consultation.

The ecological assessment is based on a Phase 1 habitat survey with some protected species surveys.

In comparing the impacts on different habitat types between the approved minerals restoration scheme and the proposed development scheme, the long-term management of the site will be crucial as is highlighted in both the current application and the information approved with the minerals scheme.

In general terms, it will certainly be easier for the Local Planning Authority to control the long-term management of the site through the proposed scheme rather than through the minerals restoration scheme, which would be enforced by the Minerals Planning Authority and where there would appear to be no suggestion of a more detailed long-term management plan coming forward. The management of the site under the proposed scheme could also be more nuanced in that, if the outline application is permitted, there will be a series of reserved matters and condition compliance applications within which further management detail can be agreed. The majority of

the habitats currently present on the site are readily created or could be enhanced to improve their biodiversity value.

The semi-natural broad-leaved woodland will, in the main, be retained within the proposed scheme, although some areas will be removed or considerably altered, for example the area of woodland to the south-west of Clean Water Lake (already subject to other permissions); and to the east of the Conservation Lake, where a unit and additional ponds would appear to encroach on the woodland. The current application shows development to be located within some areas of the plantation woodland, thereby increasing edge effects and disturbance. There is already permission for holiday units (to the north of Bowmoor Lake) in one of the plantation woodland blocks and, given the general condition and current biodiversity value of the woodland, the impact of the proposed development on woodland habitat will be different to that of the proposed mineral scheme but will not provide any greater or lesser benefits for woodland habitat.

Some areas of scrub will be lost because of the proposed development. However, in some instances, for example to the north of Clean Water Lake, this would have been affected by previously permitted development or the loss can be compensated by the creation of new scrub/woodland to the west of the site adjacent to the sailing and conservation lakes.

There are currently some areas of semi-improved grassland, for example on the edges of the Sailing Lake, and it would appear from the indicative masterplan that these can, in the main, be retained or with good management even enhanced to increase their species diversity. Increases in public access may impact upon this grassland and the management will have to address that issue.

The current scheme will include greater areas of grassland particularly around the new ponds to the east of the Conservation Lake and around the new units. The grassland around the new units is likely to be amenity grassland and of minimal ecological value. The areas around the ponds could be managed beneficially; however care will need to be taken to ensure that they are not attractive to geese etc. which could have bird strike implications, having regard to the MoD's comments. Given the proposed footpaths and increased usage of the site, the impact on grassland habitats is considered neutral or potentially moderately positive, if managed well. Additionally, more hedgerow would be created within the new scheme than the agreed mineral restoration scheme.

Surveys have been undertaken for a range of protected species and mitigation and enhancement outlined. It is not considered that there will be any long-term detrimental impacts on protected mammal, amphibian or reptile species provided that mitigation and enhancement is implemented.

Clearly the proposed habitat works are part of the planning balance and it is essential that they come forward in parallel with the construction process. It would therefore be appropriate to condition the occupation of a certain number of the units to only occur after certain habitat mitigation and enhancement measures have been undertaken.

Further information has been submitted on impacts related to breeding and wintering birds and to the SSSI. Further consultation with Natural England and the Council's Biodiversity Officer is ongoing at the time of writing this report as a result of the additional information now submitted, and it is therefore hoped that this issue can be resolved. A further update will be provided to Members at the Committee Meeting.

(d) Landscape Impact

Within the Core Planning Principles of the NPPF, at Paragraph 17, it is stated that the planning system should recognise the intrinsic character and beauty of the countryside. Section 7 of the NPPF requires good design. Paragraph 60 states that local distinctiveness should be promoted or reinforced.

Policy 45 of the Local Plan states that high standards of appropriate landscaping should be required in all developments and any attractive, existing landscape features, such as trees, hedgerows and other wildlife habitats should be retained and integrated into all landscaping schemes.

Policy UT.1 of the Local Plan states that development within the Cotswold Water Park will be permitted if the design and siting of new buildings are sympathetic to the character of area and avoid harm to the landscape.

A Landscape and Visual Appraisal (LVA), dated April 2016, has been submitted in support of this application. It is stated in section 8 of the LVA that "the site has a relatively low landscape sensitivity and is judged to have the capacity to absorb further built development and leisure facilities without causing a significant adverse effect upon the value or character of the site and its wider landscape setting...development proposals have the potential to provide significant landscape and ecological enhancement".

The site is located within the 'River Basin Clay Vale' character type and is further refined as '3C Fairford and Lechlade Settled Wetlands' (Cotswold Water Park: Integrated Landscape Character Assessment, August 2009). It is stated that "the area comprises a mixture of contrasting land uses that includes areas of agricultural landscape, the Fairford / Lechlade / Kempsford section of the designated Cotswolds Water Park and Fairford Airfield". It also states that "the lakes are used for a variety of recreational pursuits... tree and scrub planting adjacent to most of the lakes has created a naturalistic feel to many of the lakeside edges, and serves to better integrate the water bodies into the wider landscape where these are visible".

With the proposed scheme in mind, it would not be uncharacteristic to see additional development at the lakes in this area for recreational purposes and any new development would be seen in the context of the existing lakeside development. The site also benefits from substantial vegetation cover which will help to integrate development into the surrounding landscape. However, the site adjoins the open countryside and proposed units must be sympathetically sited and designed.

It was concluded within the LVA that the proposed development would have a slight to moderate visual impact within its immediate locality, with negligible impact upon receptors in the wider landscape. It is also stated that the restoration of the former gravel lakes would provide a visual enhancement.

A Landscape Strategy Plan, dated August 2016 has been submitted in response to officers' feedback on the LVA. This report confirms that all existing hedgerows and woodland vegetation on the perimeter of the site would be retained and further screening would be provided along Dudgrove Lane. There would be some clearance of vegetation to the internal areas of the site to accommodate proposed units, but the existing woodland surrounding it would be retained and enhanced.

The latest layout illustrates a reduced density, but built form is shown to encroach further west where it would appear more conspicuous. Officers had concerns regarding the visual impact from Dudgrove Lane as 6 units would be positioned on the edge of Arkell's Lake where public views would be available. An indicative photomontage has been submitted to illustrate how this might appear in views. While units can be seen and there will be a change in appearance, it is considered that they will be seen against a wooded backdrop and that further landscaping will help to integrate the built form into the landscape.

It has been confirmed by the agent that units would be restricted to those submitted as part of outline planning permission. These details include a range of built types which include both 2 and 3 storey units. Officers consider that where development is more conspicuous it is critical that units are restricted to 2 stories, particularly to 3 units on the edge of Arkell's Lake that face out towards Dudgrove Lane. At the Reserved Matters stage careful consideration must be given to the siting of different units and their landscape impact.

The external lighting strategy for the site is explained in the submitted Landscape Strategy Plan and would consist of low level bollard type lighting. This type of lighting has already been implemented across the remainder of the site and it is considered that this has been successful and would appropriately restrict the spill of light. However, there are some concerns regarding the light spill from the units themselves with the incorporation of large glazed panels, particularly the units positioned to the edge of the site. These matters would be the subject of further discussion at the Reserved Matters stage.

Other Matters

Although the Highways Officer has not yet confirmed his satisfaction with the proposals, he is mindful of the existing use of the access by mineral extraction traffic and Country Park visitors. It is likely that he will require some alteration of the access under future Reserved Matters application to improve its safety, but that he is expected to raise no objection to the scheme.

9. Conclusion:

Subject to the confirmation of the satisfaction of the Biodiversity and Highways Officers and the completion of the legal agreement to deal with i) the delivery of the visitor centre, ii) footpath provision, iii) control of the number of holiday units and any biodiversity enhancement issues that cannot be dealt with by suitable conditions, officers are content with the impacts of the proposals and consider that this application provides a significant opportunity to provide the range and level of community benefits and CWP policy objectives that were envisaged at the outset of permitting the original Outline development in 2006. Following the conclusion of the outstanding issues, there are likely to be additional conditions to be added or amended and again an update will be provided for Members, but it is considered unlikely that any unresolvable issues will emerge at this stage.

10. Proposed conditions:

The development shall not be started before approval of the details relating to access, appearance, scale, landscaping and siting have been given in writing by the Local Planning Authority.

Reason: These are "reserved matters" and were listed in the application for later approval. This is only an outline planning permission and these matters require further consideration by the Local Planning Authority. This condition is imposed to comply with the requirements of the Town and Country Planning Act 1990 as amended.

No development approved by the permission shall be commenced until a detailed Drainage Strategy, including a scheme of surface water treatment, has been submitted to and approved in writing by the Local Planning Authority. The Strategy should be supported by evidence of ground conditions and modelling of the scheme to demonstrate it is technically feasible and where applicable adheres to the NPPF, PPG, Non-Statutory Technical Standards for Sustainable Drainage, Building Regulation H and local policy. The drainage scheme shall be carried out in accordance with the approved details. Where surface water requires disposal off site (i.e. not infiltrated) the applicant must provide evidence of consent to discharge/connect through 3rd party land or to their network, system or watercourse.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage and water quality in the locality, in accordance with the provisions of the NPPF.

Development shall not take place until a detailed Construction Method Statement (CMS) has been submitted to and agreed in writing by the Local Planning Authority. The CMS should address the location and use of heavy machinery, plant or material in areas where infiltration has been proposed, and avoid soil compaction of such locations.

Reason: To ensure that during the construction phase heavy machinery, plant or material is not stored/used inappropriately in the areas where infiltration SuDS are proposed, to avoid soil compaction and severely impacting infiltration rates, in accordance with the provisions of the NPPF.

Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100+40% event has been submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of public open space. Flow routes through gardens and other areas in private ownership will not be permitted. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: To ensure satisfactory drainage of the site and avoid flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality, in accordance with the provisions of the NPPF.

No development shall be put in to use/occupied until a SuDS maintenance plan for all SuDS/attenuation features and associated pipework has been submitted to and approved in writing by the Local Planning Authority. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding, in accordance with the provisions of the NPPF.

No development shall take place until a site investigation of the nature and extent of contamination has been 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 (the Remediation Scheme) 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 before any development begins.

Reason: To ensure that remedial measures are undertaken to remove the risks to public health and the environment due to land contamination. It is important that details are agreed prior to the commencement of development as any groundworks could cause contamination or a risk to human health or the environment, in accordance with Cotswold District Local Plan Policy 5 and the provisions of the NPPF.

The Remediation Scheme, as agreed in writing by the Local Planning Authority under Condition +++++, 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, in accordance with Cotswold District Local Plan Policy 5 and Section 11 of the NPPF.

The development permitted by this planning permission shall only be carried out in accordance with the approved Hydro Logic Services Flood Risk Assessment (FRA) ref K0549/2 dated April 2016 and the following mitigation measures detailed within the FRA:

i) Provision of 28,800 m³ of compensatory flood storage through creation of new lakes and restoration of the ongoing mineral extraction. ii) Finished floor levels are set no lower than levels specified in table 4-2 of the FRA and 75.57 m Above Ordnance Datum (AODN) for location Silt 1.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding to the proposed development and future occupants, in accordance with the provisions of the NPPF.

Prior to each phase of development approved by this planning permission, no development (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

a) A preliminary risk assessment which has identified:

i) all previous uses;

ii) potential contaminants associated with those uses;

iii) a conceptual model of the site indicating sources, pathways and receptors;

iv) potentially unacceptable risks arising from contamination at the site;

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by, unacceptable levels of water pollution. The condition therefore accords with the provisions of the NPPF and Cotswold District Local Plan Policy 5.

No occupation of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by, unacceptable levels of water pollution. The condition therefore accords with the provisions of the NPPF and Cotswold District Local Plan Policy 5.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by, unacceptable levels of water pollution. The condition therefore accords with the provisions of the NPPF and Cotswold District Local Plan Policy 5.

No development shall take place until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority. The scheme shall include the following elements:

- i) detail extent and type of new planting (NB planting to be of native species);
- ii) details of maintenance regimes, including provision for dealing with invasive species;
- iii) details of any new habitat created on site;
- iv) details of treatment of site boundaries, the diversion and reinstatement of the Court Brook and buffers around water bodies (including spatial or temporal screening to prevent disturbance of sensitive species such as breeding birds and overwintering birds);
- v) details of management responsibilities.

Reasons: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with the provisions of the NPPF and Cotswold District Local Plan policies 9 and UT.1.

The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul and surface water has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

Reason: Surface water must be controlled in such a way so as to prevent run-off of sediment- or contaminant-laden waters entering the drains and watercourse. Such waters can originate from roads, car parks and hardstanding. The sediments and substances within these waters can impact upon water quality and river biota, which would result in a failure to attain the WFD's standards. Measures to control surface run-off may include SUDS and other such technologies and accord with the provisions of the NPPF and Cotswold District Local Plan Policy 5.

Notwithstanding Classes C2 and C3 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or any other change of use permitted by any subsequent Order, the holiday home units hereby permitted shall be occupied as holiday accommodation only and for the avoidance of doubt they shall not be occupied as permanent, unrestricted accommodation, second homes or a principal or primary place of residence.

Reason: This is development which is only permitted at this location because it provides holiday accommodation. This needs to be carefully controlled, in accordance with the provisions of the NPPF and Cotswold District Local Plan policies 26 and UT.1.

The visitor centre hereby permitted shall be used only as a visitor centre ancillary to the Country Park, and for no other purpose, including any other purpose in Classes C1, C3, D1 or D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or the equivalent to that Class in any statutory instrument amending or replacing the 1987 Order or any other change of use permitted by the Town and Country Planning (General Permitted Development) Order 1995.

Reason: It is essential that the Local Planning Authority retains control over the use of the development to ensure that the development is compatible with the character and appearance of that part of the Cotswold Water Park and its open countryside location, in accordance with Cotswold District Local Plan policies 26 and UT.1 and the provisions of the NPPF.

Prior to the first occupation of the development hereby permitted, details of additional directional signage for the Country Park adjacent to the A417 shall be submitted to and approved in writing by the Local Planning Authority. The said signage shall then be permanently installed in accordance with the approved details prior to the first occupation of the development.

Reason: To enhance the public benefit of the Country Park facilities, in accordance with the provisions of the NPPF and Cotswold District Local Plan policies 26 and UT.1.

The visitor centre hereby permitted shall be open to the general public every day between the hours of 0800 - 1800 during April to October and 0900 - 1600 during November to March, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enhance the public benefit of the Country Park facilities, in accordance with the provisions of the NPPF and Cotswold District Local Plan policies 26 and UT.1 and the provisions of the NPPF.

The visitor centre, including provision of toilets, cafe and information area, hereby permitted shall be completed and open for public access prior to +++++ and permanently provide as such thereafter. Prior to its occupation, details of the provisions for the information area shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To enhance the public benefit of the Country Park facilities, in accordance with the provisions of the NPPF and Cotswold District Local Plan policies 26 and UT.1 and the provisions of the NPPF.

The development hereby approved shall be implemented in accordance with the following drawing number(s).

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

The development shall be started either by five years from the date of this decision notice or before the end of 2 years from the date that the last of the reserved matters is approved, whichever is the later.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

Application for the approval of the reserved matters shall be made to the Local Planning Authority by three years from the date of this decision notice.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

The development shall be started by 2 years from the date that the last of the reserved matters is approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no , shall be erected, constructed or sited in the ****, other than those permitted by this Decision Notice.

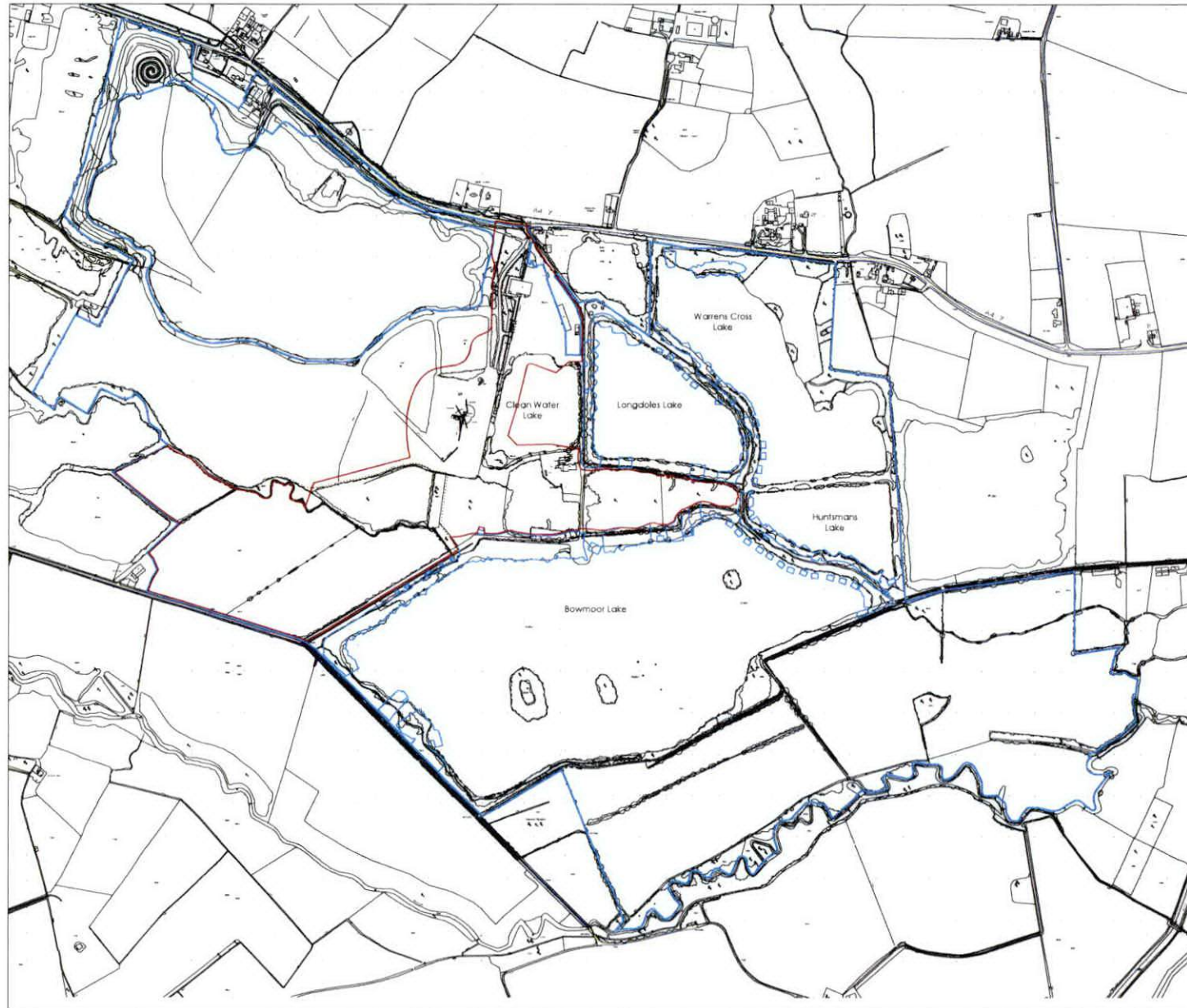
Reason: (*****), in accordance with Cotswold District Local Plan ****.

The reserved matters plans shall show the existing and proposed ground levels, the slab level of the proposed building(s) and the slab level of adjacent buildings. The development shall only be carried out in accordance with the plans so approved, unless otherwise agreed in writing with the Local Planning Authority.

Reason: It is important to clarify the height of the development in relation to existing levels and structures both on and off the site. The information is necessary to allow the impact of the development to be accurately assessed, in accordance with the provisions of the NPPF.

The development shall not be started before approval of the details relating to access, appearance, scale, landscaping and siting have been given in writing by the Local Planning Authority.

Reason: These are "reserved matters" and were listed in the application for later approval. This is only an outline planning permission and these matters require further consideration by the Local Planning Authority. This condition is imposed to comply with the requirements of the Town and Country Planning Act 1990 as amended.



Key:

- Land within Coln Park LLP Control
- Application Area

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LOCATION PLAN.

REV. 0	DATE: 19/01/16	REVISION: (A) C1 Road line amended
1	14/08/15	(A2) Road line amended
2	02/08/14	(A3) Road line amended
3	14/05/14	(A4) Road line amended to include A4000

Corylus
Planning & Environmental Ltd

The Old Dairy
Tisbury
Gloucestershire
GL14 3JG
Tel: 01282 721072

client: **Coln Park LLP**

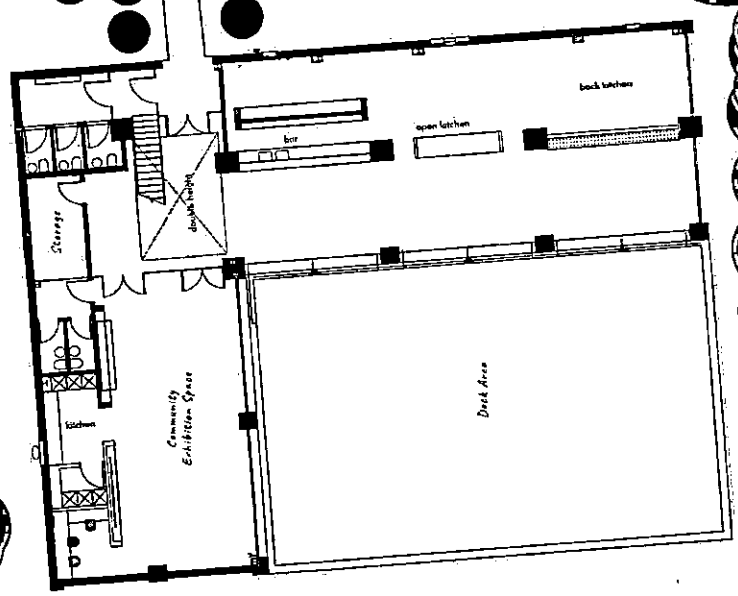
project: **Hanson Land**

title: **Application Plan**

Scale:	1:10000	Date:	08/03/16	Drawn by:	JLB	Checked by:	PD	Rev:	A3
Project No.:	C1/CP/PLAN/90 B	Drawn No.:	C1/CP/1097	Rev:		Rev:		Rev:	D

16/01878/007.

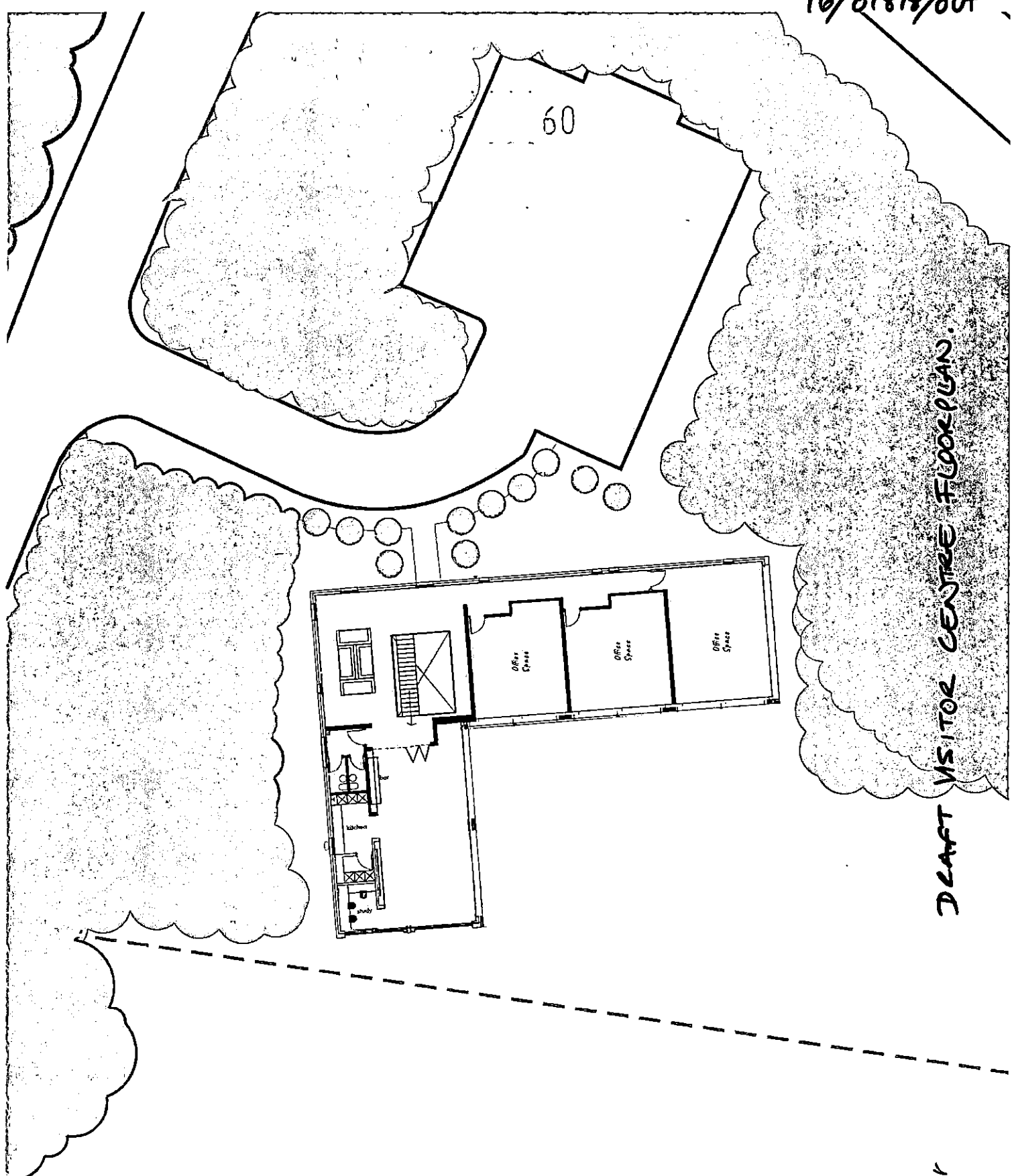
16/01818/OUT.



DRAFT VISITOR CENTRE FLOORPLAN

Ground Floor

16/01818/OUT



DRAFT VISITOR CENTRE FLOORPLAN.

First Floor

16/01818/OUT.



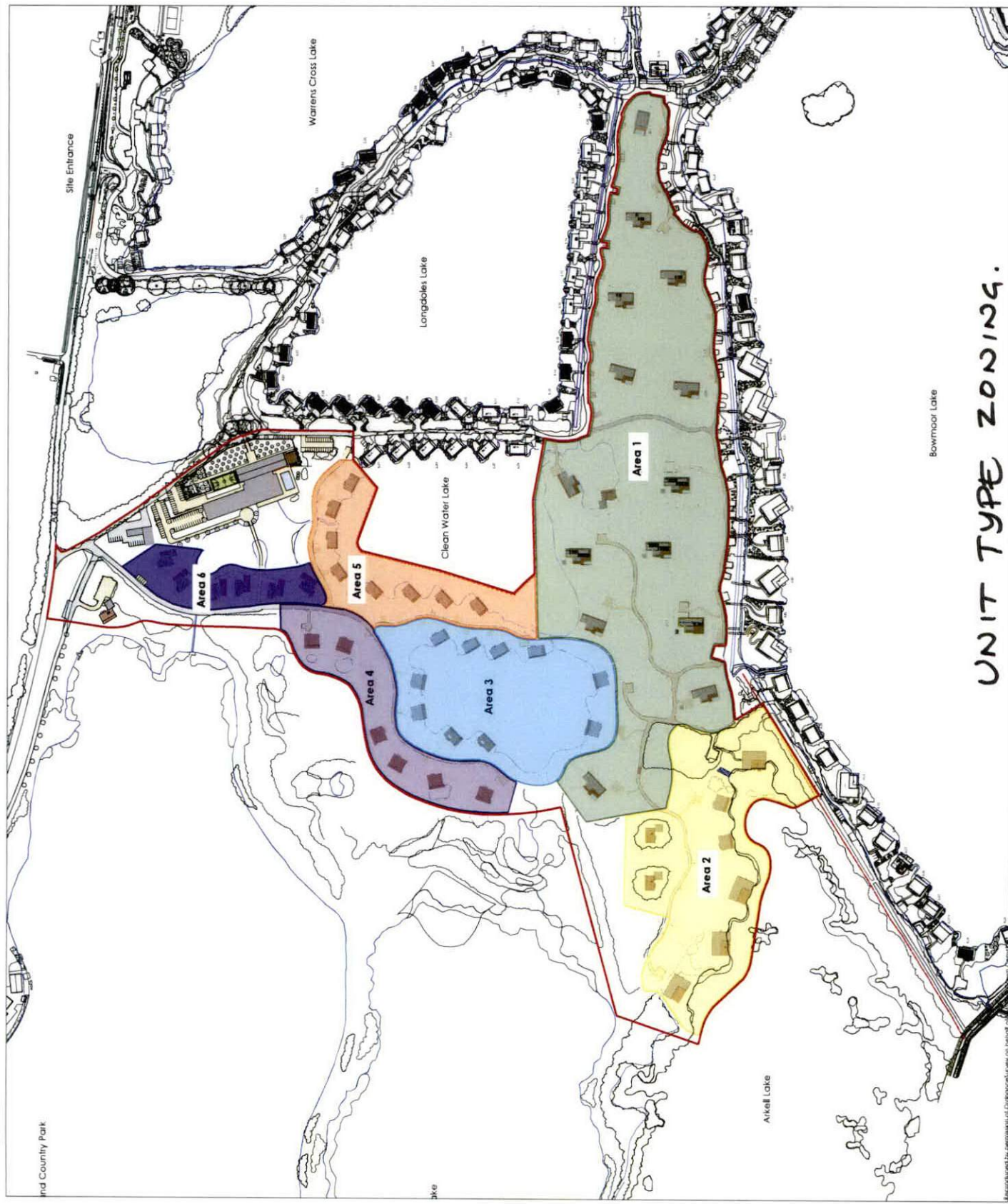
Key

Application Area
Area 1 (Unit no's 4, 5, 8, 9 & 10)
Area 2 (Unit no's 4, 5, 6, 7, 13 & 14)
Area 3 (Unit no's 1, 2, 3, 4 & 7)
Area 4 (Unit no's 2, 3 & 7)
Area 5 (Unit no's 1, 2 & 3)
Area 6 (Unit no 12)

Unit Types

- 1) Lake house
- 2) Yoo 4
- 3) Yoo Terrace
- 4) Yoo Annex
- 5) Yoo Annex Terrace
- 6) Yoo Bowmoor Terrace
- 7) Yoo Annex Terrace
- 8) Woodland Lane (W11)
- 9) Woodland Terrace
- 10) Woodland Terrace (with court yard)
- 11) Stack (W1)
- 12) Apartment building
- 13) Yoo 4
- 14) New Villa

- (Standard, Single & Double Canilever)
- (Standard, Single & Double Canilever)
- (Standard, Single & Double Canilever)
- (Standard, Single & Double Canilever)
- (Standard, Single & Double Canilever)
- (Standard, Single & Double Canilever)
- (Standard, Single & Double Canilever)



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Corn Park LLP

Corn Park PA 2016

Proposed Development
Detailing Proposed Unit Types

UNIT TYPE ZONING.

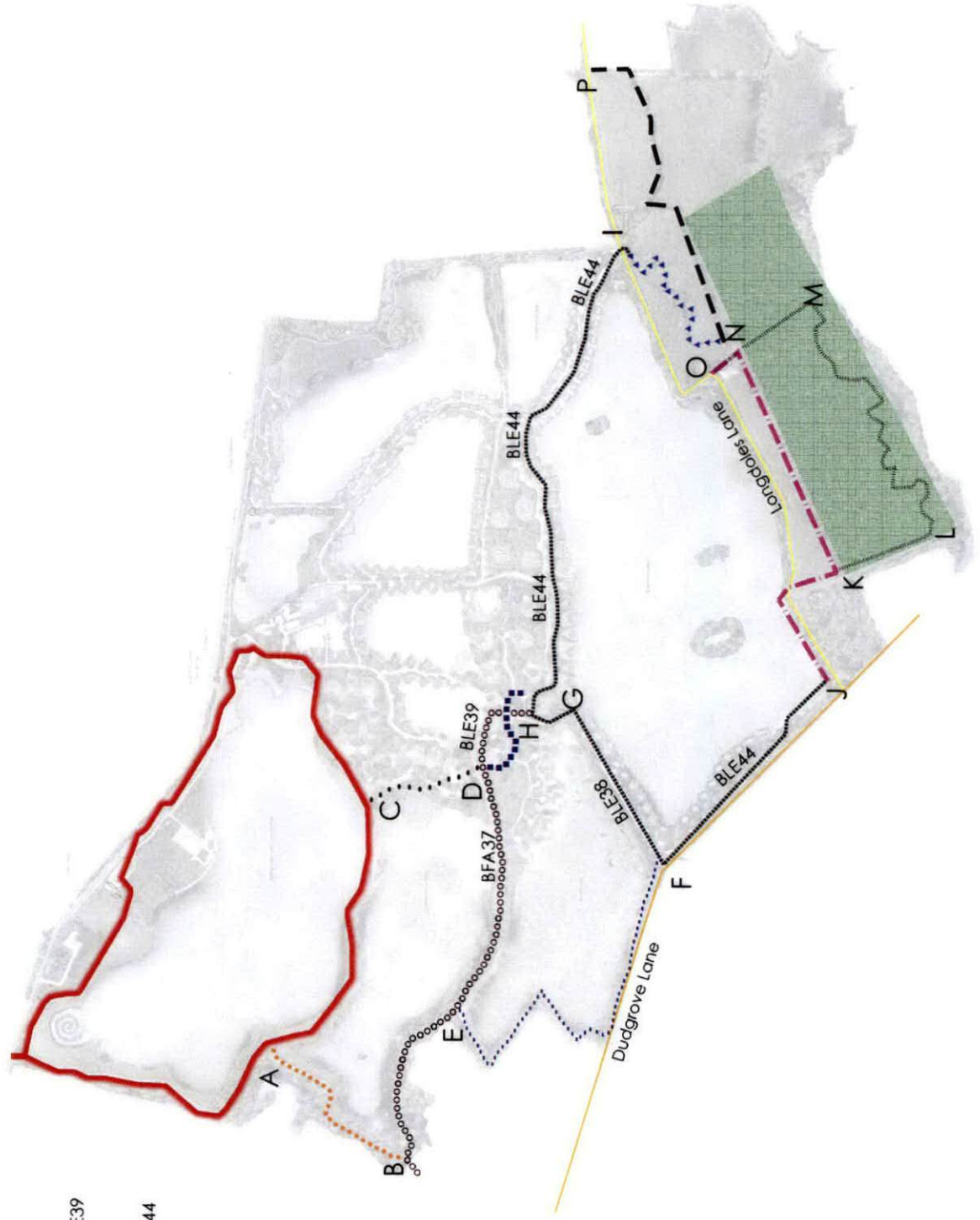
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16/01/16	JAB	PA	A2
16/01/16	JAB	PA	A3
16/01/16	JAB	PA	A4

C1/CP/PA/908 C1/CP/1105 C

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Footpath Network

- Footpath 1 -
 - Footpath 2 -
 - Footpath 3 -
 - Footpath 4 -
 - Footpath 5 -
 - Footpath 6 -
 - Footpath 7 -
 - Footpath 8 -
 - Footpath 9 -
 - Footpath 10 -
 - Footpath 11 -
- BFA37 & BLE39
- BLE38 & BLE44



PROPOSED FOOTPATH NETWORK.

Note:
 dwg supplied by Cain Park LLP
 Yoo 4 Standard
 Based on dwgts:
 1) Yoo_4_00
 2) Yoo_4_02
 3) Yoo_4_02.1D
 Yoo 4 Single Cantilever
 Based on dwgts:
 1) 105_10D
 2) 105_09D
 3) 105_03C
 Yoo 4 Double Cantilever
 Based on dwgts:
 1) PLT-3.04.10A
 2) PLT-3.04.10A
 3) PLT-3.04.10A

CORYUS
 Planning & Environmental Ltd.
 The Old Brewery
 100-102, Colindale Avenue
 Colindale, London NW9 1EQ
 Tel: 01883 731072

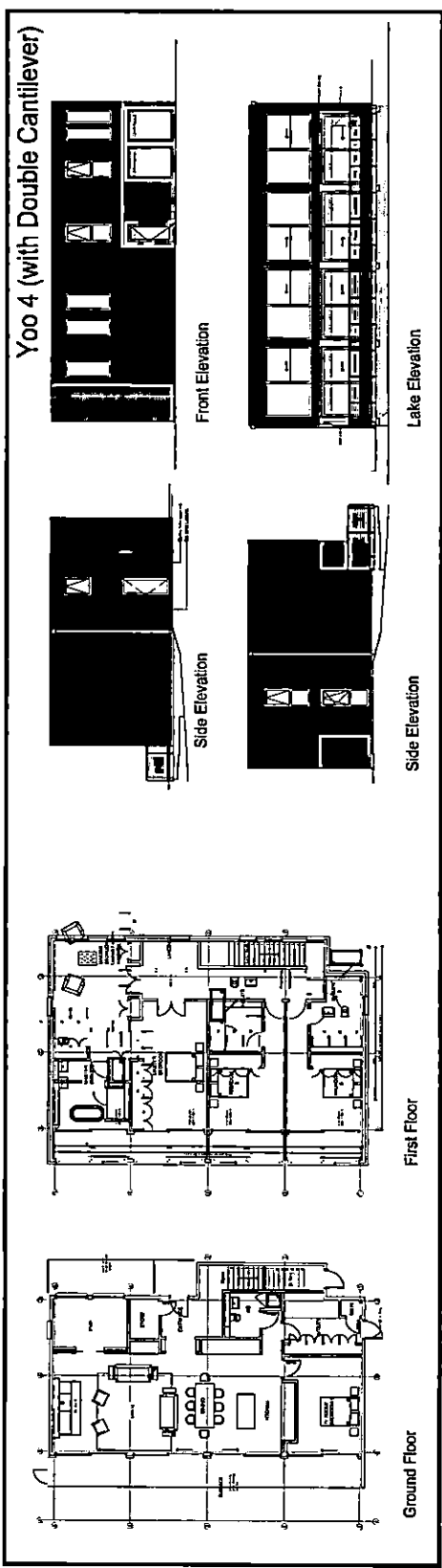
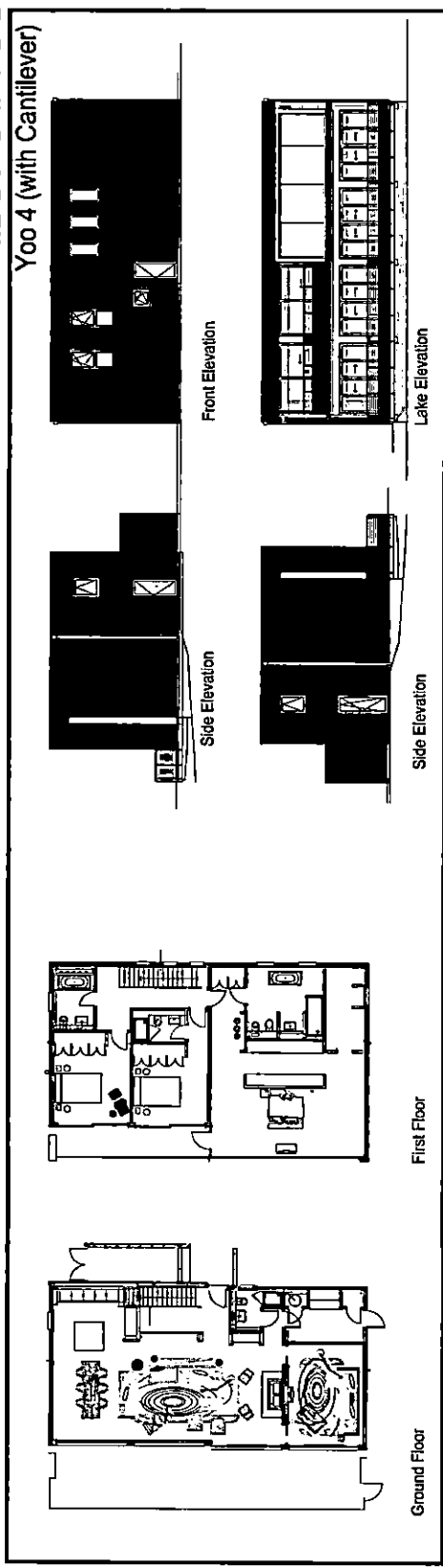
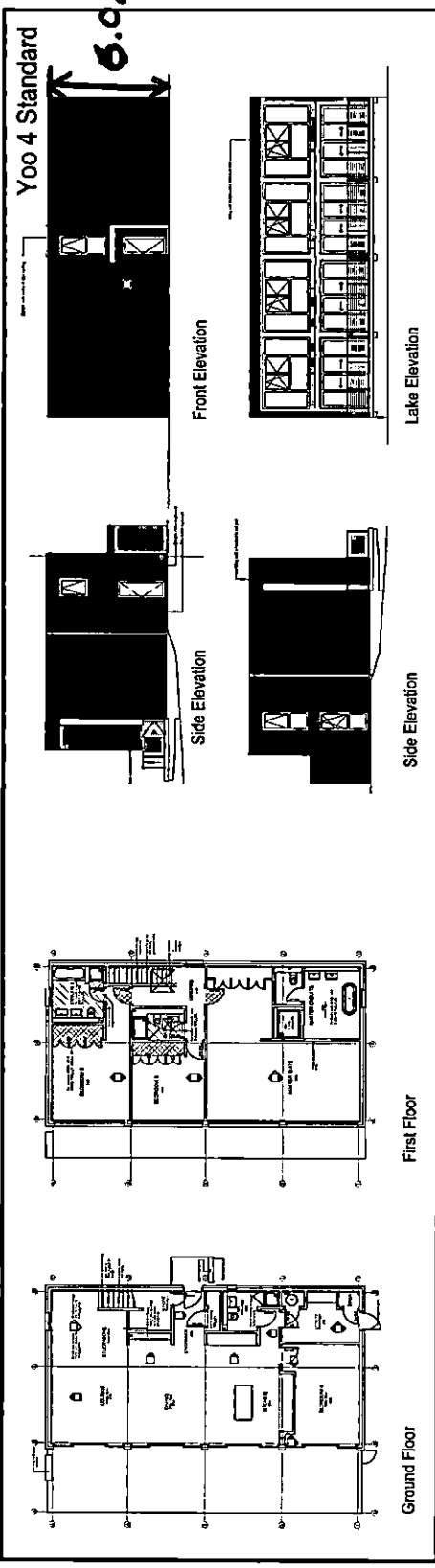
Cain Park LLP

Col Park PA (2016)

Yoo 4 Unit designs

DATE	DESCRIPTION	BY	CHECKED	SCALE	NO.
15/09/16	16/04/16	AB	CP	1:1	A1

C:/CP/PLAN/909/CI/CP/1110-1



16/01818/OUT.

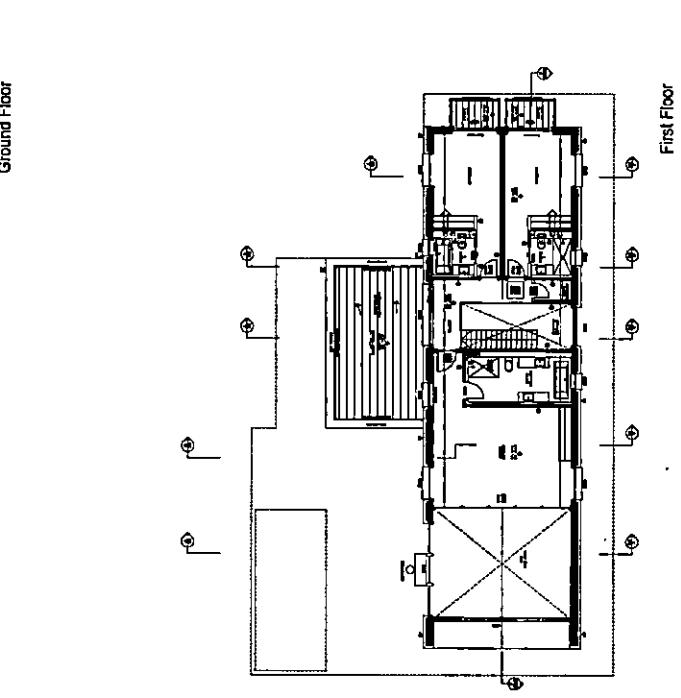
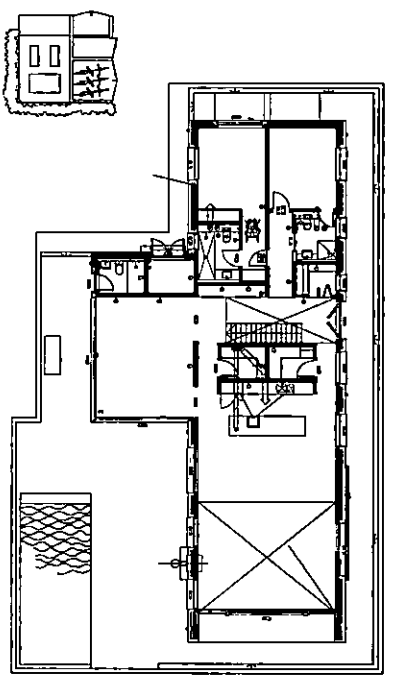
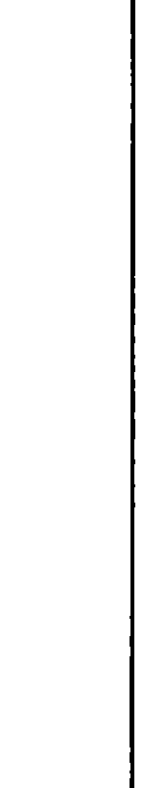
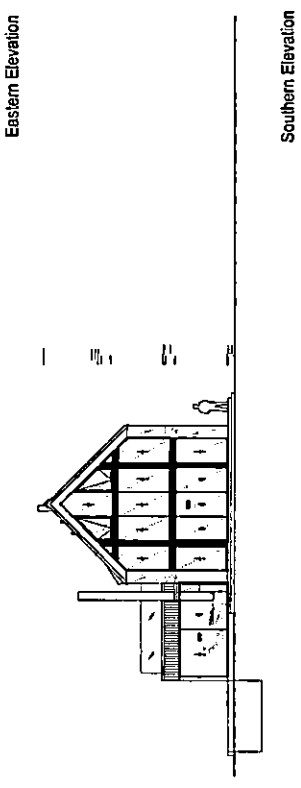
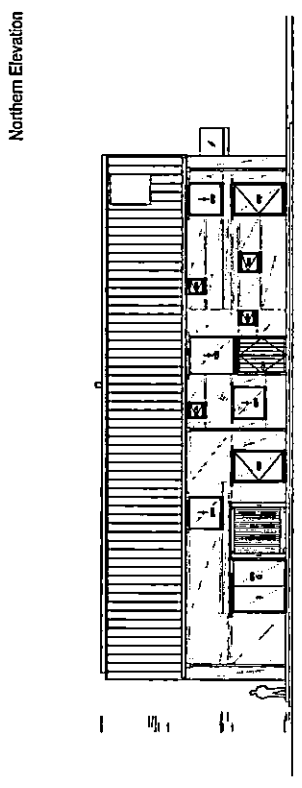
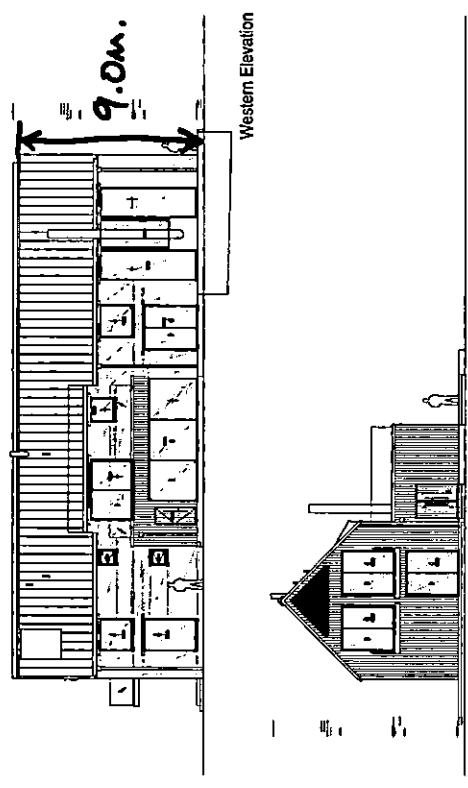
64

Note:
 Drawings based RWO dwg
 (supplied by Coin Park LLP)
 Woodland Barn
 Based on dwgs:
 1) 249-F-101D
 2) 249-F-300D


DATE	REVISION	DESCRIPTION
15/01/14	1	ISSUED FOR PERMIT
15/01/14	2	ISSUED FOR PERMIT
15/01/14	3	ISSUED FOR PERMIT
15/01/14	4	ISSUED FOR PERMIT
15/01/14	5	ISSUED FOR PERMIT
15/01/14	6	ISSUED FOR PERMIT
15/01/14	7	ISSUED FOR PERMIT
15/01/14	8	ISSUED FOR PERMIT
15/01/14	9	ISSUED FOR PERMIT
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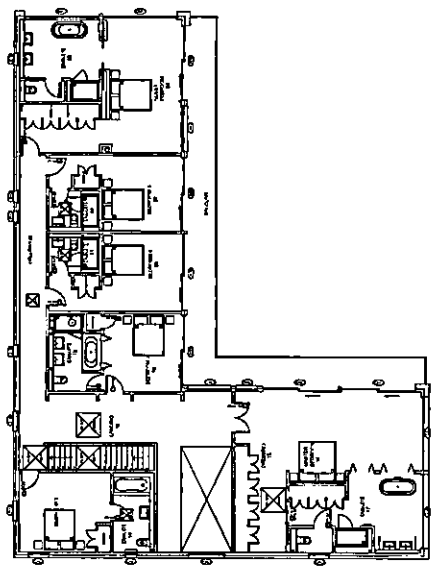
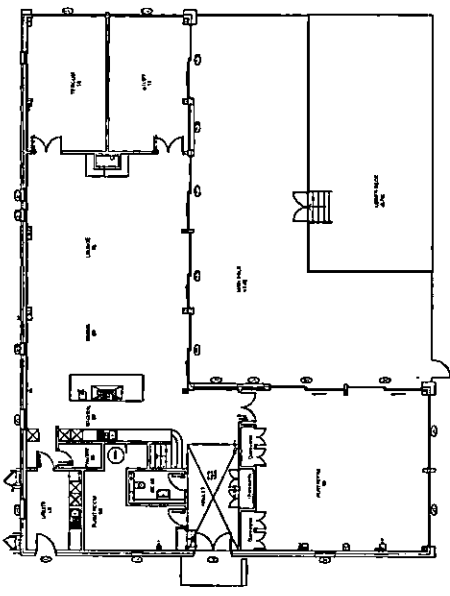
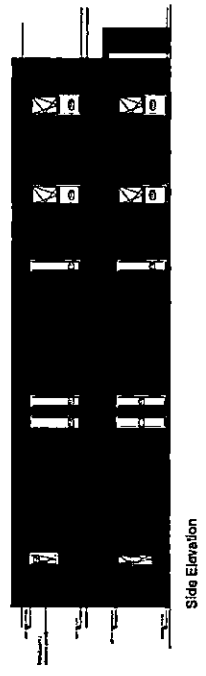
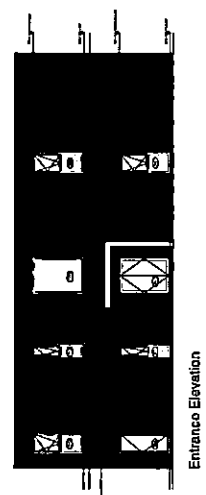
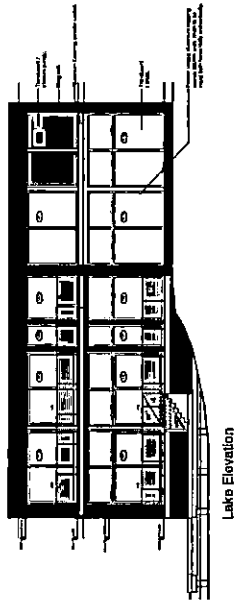
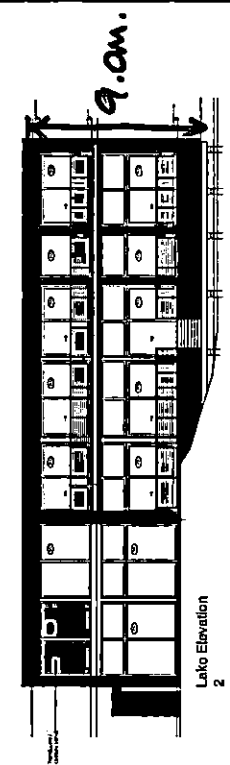


Coin Park LLP
 Coin Park PA
 (2016)
 Woodland Barn
 (W11) Unit Design



Note:
 dwg supplied by Coin Park LLP
 Yoo 6 Standard
 Based on dwgs:
 1) Yoo_6_100
 2) Yoo_6_101
 3) Yoo_6_110
 4) Yoo_6_111


 The Corylus Group Environmental Consulting Group LLC 18185 27th Street Suite 200 Denver, CO 80231		PROJECT Coin Park PA (2016)	DATE 12/20/16	DRAWN BY J.R.	CHECKED BY J.R.	SCALE AS SHOWN	SHEET NO. 65
CLIENT Coin Park LLP		DESIGNER Yoo 6 Unit Design		PROJECT NO. C1/CP/PLAN/908		SHEET TITLE C1/CP/1110-7	

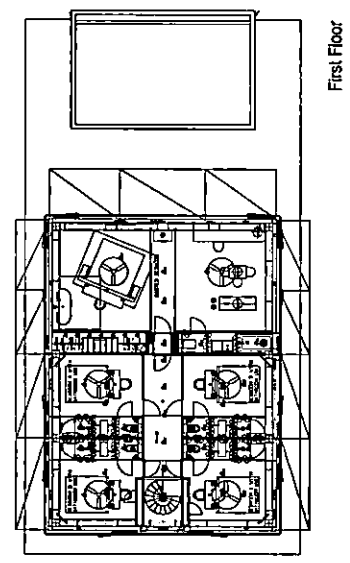
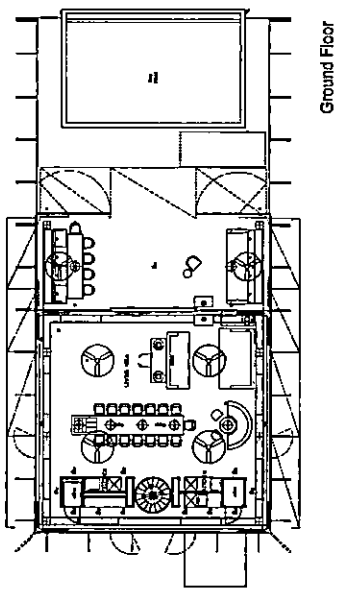
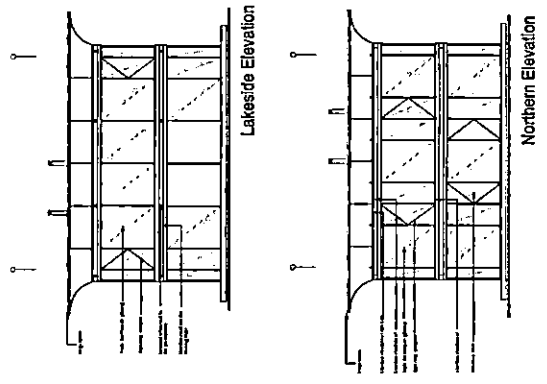
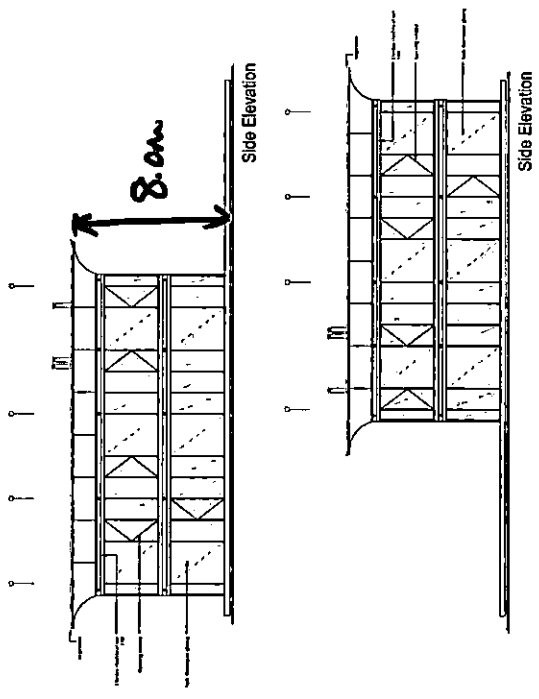


16/01818/OUT.

66

Note:
Drawings based Riko.dwg
(supplied by Coin Park LLP)


 <p>The Corylus Group Chartered Civil Engineers CIPR 110 No. 0125271022</p>		<p>DATE: _____</p> <p>SCALE: _____</p> <p>STATUS: _____</p>
<p>CLIENT: Coin Park LLP</p>		<p>PROJECT: Coin Park PA (2016)</p>
<p>UNIT: Starck (W1) Unit Design</p>		<p>NO. A3</p> <p>DATE: _____</p> <p>BY: _____</p> <p>CHECKED: _____</p> <p>APPROVED: _____</p> <p>PROJECT NO.: C1/CP/PLAN/908</p> <p>UNIT NO.: C1/CP/1110-6</p>

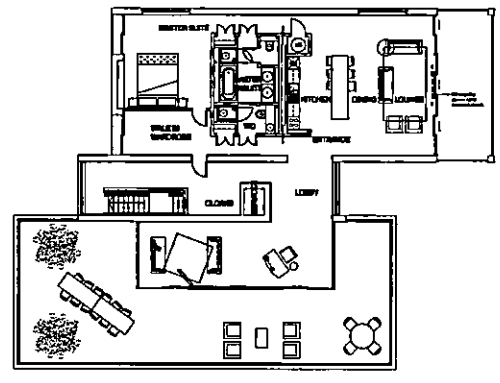


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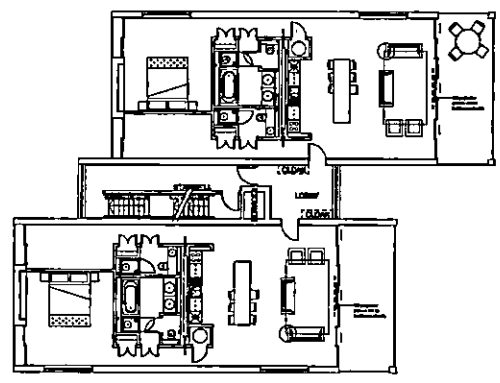
67

Note:
 Drawings based on Barton Wilmore dwg
 (supplied by Coin Park LP)
Apartment Units
 Based on dwgs:
 1) P-1101A
 2) P-1102A
 3) P-1103B
 4) P-1120
 5) P-1121

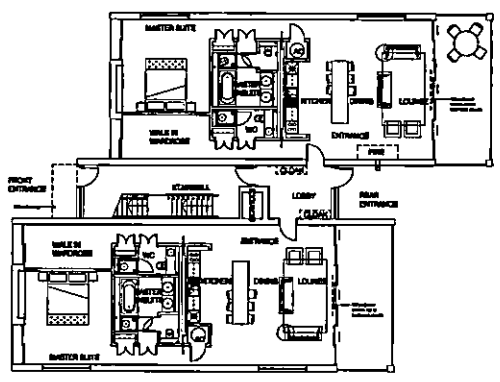
 The City of York Planning & Environmental Department 0147 320 0147 320		DATE: 27/04/18 TIME: 1:30 DRAWN BY: AB CHECKED BY: E SCALE: 1:100 NO. A3 REV.
PROJECT: Coin Park LLP LOCATION: Coin Park PA (2016)		CLIENT: Apartment Unit Design
PROJECT NO: C1/CP/PLAN/908 C1/CP/1110-8		



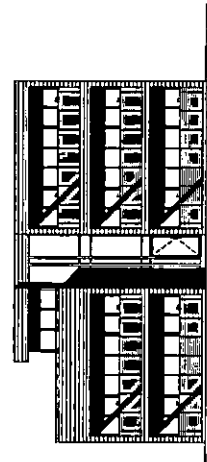
Second Floor



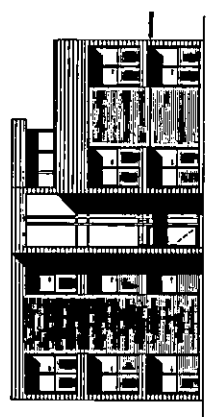
First Floor



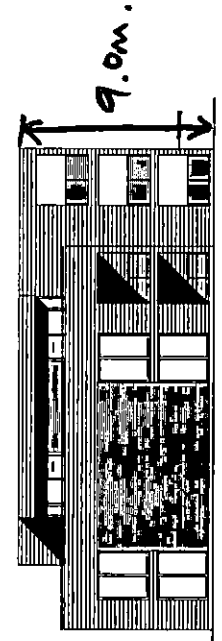
Ground Floor



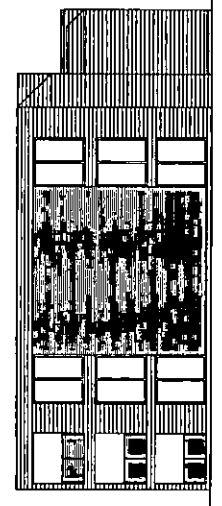
Rear Elevation



Entrance Elevation



Side Elevation



Side Elevation