

PLANNING AND LICENSING COMMITTEE

14th December 2016

ADDITIONAL PAGES UPDATE

DISTRIBUTED AT THE COMMITTEE MEETING

**AVAILABLE FOR PUBLIC INSPECTION UNDER THE PROVISIONS OF THE
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Additional Representations on Schedule Items

Pages 49 - 123

PLANNING AND LICENSING COMMITTEE

14th December 2016

ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
01	15/01376/OUT CT.9103	<p>Third Party Comments –</p> <p><u>Further Objections:</u> 1 further letter of objection has been received from a resident whom had previously responded but has since moved to Fairford. The letter raises no new issues.</p> <p><u>Poulton Working Group Further Comments:</u> Members will note that a letter dated 11th December 2016 has been received and circulated to all Planning Committee Members by the Poulton Working Group.</p> <p>A full copy of this letter is attached to this update for the public record.</p> <p>Officer Update/Clarifications –</p> <p>i. Page 20 of the schedule refers to a meeting held on the 16th November 2016. The reference should have been to the meeting held on the 26th October 2016, the minutes for which are appended to the schedule at pages 125 – 132.</p> <p>i. Two recommended conditions, relating to the size of the dwellings proposed, whilst entered into the Council's Uniform system did not find their way onto the schedule. Both conditions are included on the amended 'suggested conditions' schedule (Conditions 20 and 21) attached to additional pages.</p> <p>i. For clarification the agent has provided a copy of the title plan showing the extent of land owned by the applicant. See attached. Please note that the title plan is submitted for information purposes</p>

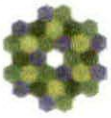
		<p>only and is not submitted for approval.</p> <p>7. Having consulted Public Access it appears that the LLFA response dated 5th September 2016 has not been included on the planning register. A copy was however, sent to the Ward Member, Parish Council Clerk and Chairman upon its receipt. A paper copy is also on the planning file. For completeness a copy has been added to Public Access and can be found attached to this update.</p>
02	16/02598/OUT CT.5331/D	South Cerney Parish Council – Please see attached.
03	16/03437/FUL CD.1236/1/F	<p>Letter and Plans from Applicant – Please see attached.</p> <p>Due to the submission of revised drawings yesterday (13 December 2016) and other additional information enclosed in the Additional Pages Update, the case officer recommends that the determination of the application is deferred until the next Planning Committee meeting on 11 January 2017. This will allow time for proper consideration of the revised proposal by the case officer following public re-consultation.</p> <p>It is also suggested that Members undertake an advanced Site Inspection Briefing prior to the January Planning Committee in order to assess the impact of the proposal on the character and appearance of the locality and in order to avoid any further delay in determining the application. <i>Applicants Additional supporting Information – Please see attached</i></p>
04	16/03958/FUL CD.4049/1/M	Comments from County Councillor Paul Hodgkinson – Please see attached.
05	16/03127/OUT CD.3390/V	<p>Foul Drainage (Thames Water) Update –</p> <p>Further correspondence has been had with Thames Water with regard to foul drainage. It is understood that the reason for the suggested condition was due to lack of information with regard to the proposed pump rate of the on-site foul pumping station. The</p>

		<p>pump rate has since been confirmed by the applicant to be 0.69 l/s.</p> <p>Thames Water has advised that at 0.69 l/s there is no capacity issue but at this rate the rising main would not be of an adoptable standard since the main would not self clean (as required by Thames Water). The rising main could not therefore be adopted and separate maintenance arrangements made.</p> <p>In order to be self-cleaning the pump rate would need to be 4 l/s at which level Thames Water would have concerns with regard to capacity. It is however, apparent that the development would unlikely generate this amount of foul water. The applicant's consultants have confirmed that the exact proposed pump rate would be determined at the detailed design stage and communication sought with Thames Water. If adoption of the rising main is the preferred solution, then an Impact Study could be requested at that time. If not, then the sewer could be managed by a private management company.</p> <p>On this basis, officers consider it reasonable to recommend imposition of a 'Prior to Occupation' condition in line with Thames Water's original suggestion but expanded to include maintenance, if necessary. The suggested condition is set out as follows:</p> <p>'Prior to occupation, a foul drainage strategy detailing any on and/or off site drainage works, including a maintenance plan if necessary, shall be submitted to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed and the maintenance plan (if necessary) implemented in full in accordance with the agreed terms and conditions.</p> <p>Reason - To ensure that sufficient capacity is made available to cope with the new development and to avoid adverse environmental impact upon the community in accordance with the National Planning Policy Framework. The development may lead to sewage flooding.'</p> <p>Note: A prior to occupation condition is recommended</p>
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		as opposed to a pre-commencement condition since the foul drainage impact arises only upon the occupation/use of the dwellings permitted in light of there being no in principle objection from Thames Water.
07	16/01652/FUL CD.9552	<p>Two further objections received –</p> <p>i) 'Put simply - why site this proposed, somewhat large, development in the middle of a green field in beautiful, unspoiled countryside. I have lived in this area for 40 years and cycle past these fields several times a week. In my opinion, this proposed development will cause irreparable, aesthetic damage - if it goes ahead as currently planned. Visually, it would be more acceptable if these buildings were situated elsewhere on the land. They could then become somewhat less obtrusive and blend in more appropriately with the surrounding countryside. Thank you for listening.'</p> <p>ii) See attached letter</p> <p>Supporting letter received from Agent – See attached.</p>
09	16/04208/FUL CD.4931/2/J	<p>One further letter of objection received -</p> <p><i>'As a near neighbour of the Farncombe Estate albeit well within the confines of the village of Willersey I must register my objection to the above proposal on the grounds of unacceptable noise. The Council should also take into consideration the prevailing South West wind direction which will funnel the exhaust noise directly towards all properties along Broadway Road and Camden Hill exacerbating the inevitable excessive noise generated by quad - bikes of any dimension. Surely this activity cannot be in any way being considered as a healthy outdoor activity in any shape or form. Only this previous Saturday (10th December) Quad bikes were being used on the estate generating unacceptable noise totally out of character in a rural area.'</i></p>
10	16/04422/FUL CD.2288/W	<p>One further objection received -</p> <p>I received a reply to my comments with reference to</p>

		<p>privacy into my home and unfortunately I disagree . Living in my house and knowing it first hand the development of these houses are intrusive to my privacy . Yes there is two fields in between but it used to be pitch black and private it's now becoming a view of an estate & bright lights . Whilst I don't object t to development I object to my view becoming bright lights .please come & view for yourself</p>
11	16/03870/FUL CT.8879/B	<p>Brimpsfield Parish Council – “Brimpsfield Parish Council met to discuss the above application and unfortunately after discussions no clear decision on whether to support or object could be made due to the vote being tied. Even though the vote was tied the Parish Council felt it was important that a representation of their views should still be submitted to the committee hearing.</p> <p>Councillors who were in favour of this application were so, due to the fact that it was an application that was developing and bettering an existing building rather than a new build. They felt there were no material planning consideration grounds for the application to be objected on.</p> <p>However, councillors who were against the application were so due to the fact that the current isolated building was situated in a AONB area. Because of this they felt it should not be turned into a domestic dwelling as it would have a detrimental impact on the landscape. Because of the local concern in their part of the Parish, these councillors felt it was their duty to support those residents who had objected to the application.”</p>
12 & 13	16/03116/LBC CD.0230/1/C & 16/03115/FUL CD.0230/1/B	<p>Report from Heritage Expert – Please see attached.</p> <p>Case Officer - Please see below an amendment to refusal reason 1 of application ref: 16/03115/FUL.</p> <p>1. The proposed access track would also be harmful to the character and appearance of the Conservation Area through the introduction of vehicle traffic into the open rural setting. The Conservation Area boundary has been drawn to specifically protect the area of open parkland between the town of Stow and the village of Mangersbury. The proposals would also detract from the view across the site from the tree lined driveway to Mangersbury Manor and would be an attrition of the character of the rural setting and the</p>

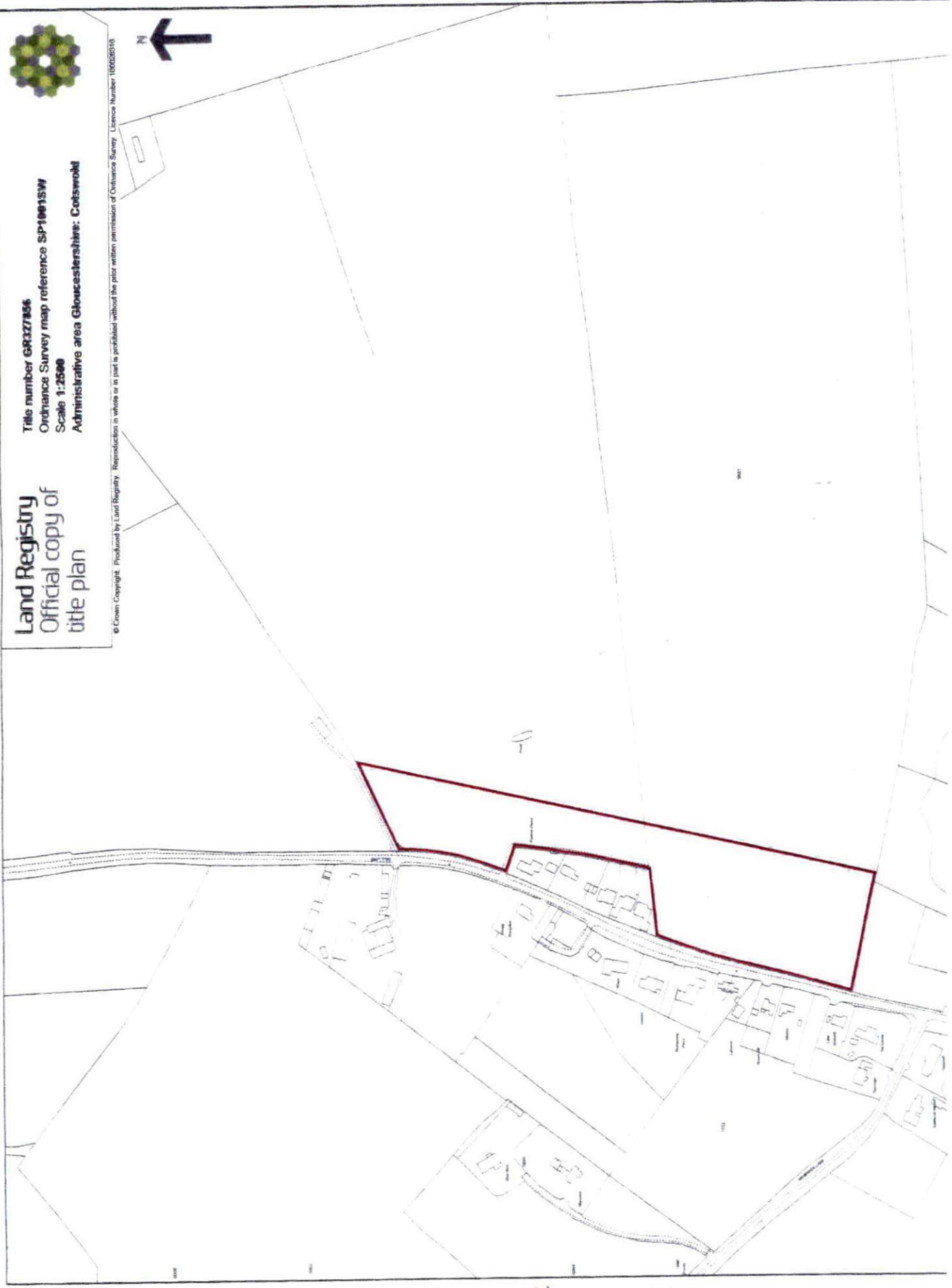
		<p>mature historic landscape around the Manor. For the above reasons the proposals would fail to preserve the settings or the character and appearance of the Stow-On-The-Wold Conservation Area. The significance of the designated heritage assets would be diminished, with no public benefit demonstrated in this case to outweigh that harm. The proposals are therefore contrary to Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Central Government policy in the NPPF - section 12, and Policies 15 & 42 of the Cotswold District Local Plan.</p>
16	16/04343/FUL CT.4936/1/C	<p>Letter from Planning Consultant – Please see attached dated 12th December 2016.</p>



Title number GR327856
Ordnance Survey map reference SP100153W
Scale 1:2500
Administrative area Gloucestershire: Cotswolds

Land Registry
Official copy of
title plan

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Item of
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Lead Local Flood Authority

Shire Hall
Gloucester
GL1 2TH

Katherine Brommage
Cotswold District Council
Trinity Road
Cirencester
Gloucestershire
GL7 1PX

email: naveen.tangri@gloucestershire.gov.uk

Please ask for: Naveen Tangri

Phone: 01452 427472

Our Ref: C/2015/033949

Your Ref:
15/01376/OUT/LLFA

Date: 5 September 2016

Dear Katherine Brommage,

TOWN AND COUNTRY PLANNING ACT 1990 LEAD LOCAL FLOOD AUTHORITY RECOMMENDATION

LOCATION: Land East Of Bell Lane Poulton Gloucestershire

PROPOSED: Outline planning application for the erection of up to 9 dwellings and associated access (appearance, layout, landscape and scale reserved for future consideration)

Response – No Objection Subject to Conditions

I refer to the above planning application, which the Lead Local Flood Authority previously objected on 12th October, 2015 due to insufficient detail provided in the FRA and Drainage Strategy. Following further discussion with the applicant and subsequent submission of updated drainage information regarding overland flows management for proposed site it is now confirmed that the proposal meets the requirements of a Outline application for which the LLFA is statutory consultee.

The LLFA have no further objections to this application based on the information provided as proposal meets the requirements of an Outline application for which the LLFA is a statutory consul tee, however it is recommended the following conditions should apply to any planning approval and their responses should include the information indicated above;

5b

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Condition

Development shall not take place until a scheme for surface water drainage has been submitted to and approved in writing by the Local Planning Authority. Also it should include a strategy to show how the overland flow drains to oversized pipes inside property boundary and measures to ensure overland flow routes and interception drainage will be kept clear from any obstructions. The maintenance plan should set out appropriate means of access. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason

To reduce the impact of this development on the surrounding surface water infrastructure. 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.

Condition

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..

NOTE 1 :The Lead Local Flood Authority (LLFA) will give consideration to how the proposed sustainable drainage system can incorporate measures to help protect water quality, however pollution control is the responsibility of the Environment Agency

NOTE 2 : Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the LLFA.

NOTE 3: Any revised documentation will only be considered by the LLFA when resubmitted through suds@gloucestershire.gov.uk e-mail address. Please quote the planning application number in the subject field.

Yours sincerely,

Naveen Tangri
SuDS Engineer.

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Oakwood
Bell Lane
Poulton
GL7 5JF

11th December 2016

Dear Planning Committee Member

Re: 15/01376/OUT Bell Lane Poulton

The above planning application will be discussed at the Planning Committee on 14th December 2016. It has been beset with problems from the start so the Poulton Working Group, which opposes the application, has prepared a short evidence-based summary, demonstrating the harm that this application will cause, focusing on two key areas:

1. The relevant planning issues
2. How the changing planning landscape impacts this application.

We hope that you will notice from the structure and tone of this letter that it is reasoned and carefully considered. **We want to stress that Poulton residents are not against all development but we want to ensure that it is appropriate, proportionate and in keeping with the character of its surroundings.** All supporting information is provided in Appendices at the back of this document.

1. The Relevant Planning Issues:

- a) **FLOODING/DRAINAGE:** The claim of betterment is minimal. **Less than 5%** of the surface water catchment (which is understated), is being attenuated; the catchment does not include the fields to the east drained by land drains through the site. Independent evidence suggests that a betterment would not be provided when it is needed in an extreme flood event and could lead to flooding at the back and north of the site, contrary to NPPF. The agent (Enzygo) acknowledges the risk and is recommending the houses are built higher to mitigate impact (see Appendix 1 for detailed example).
- b) **UNSUSTAINABLE SETTLEMENT:** Poulton is an unsustainable settlement according to CDC's evidence for the emerging Local Plan. The Case Officer told the agent in June 2015 that the application was not suitable for an unsustainable location like Poulton (Appendix 2).
- c) **SEWAGE INFRASTRUCTURE:** The sewage infrastructure in Poulton is not fit for purpose. Thames Water acknowledges that there are serious problems, going back over 20 years. The current system is broken and villagers regularly experience restricted toilet use and sewage overspill in their properties (Appendix 3).
- d) **POOR DESIGN:** The current design is for a suburban road and suburban estate in a rural lane. It is out of keeping with the surrounding area. All other properties in Bell Lane have their own individual access onto the lane. The site is elevated some two metres above Bell Lane and will dominate the landscape (Appendix 4).
- e) **DISPROPORTIONATE DEVELOPMENT SCALE:** The proposed development, together with new development already granted in Bell Lane, equates to a 7% increase in housing stock in Poulton parish in 2 years. This is out of proportion compared to key settlements (Appendix 5). Should access be approved, because this is an Outline application the Case Officer has confirmed that CDC could not prevent more than 9 houses being built. This means that an unsustainable settlement is being forced to absorb the same proportion of development (or more) as a sustainable settlement, yet in a far shorter timeframe.

- f) HOUSING NEED: There is no requirement for Executive houses so why is a development of just open market Executive houses with no affordable housing being considered which does not meet local need?
- g) LIGHT NUISANCE IN DARK SKY ENVIRONMENT: The height of the site and lack of garages means that car lights will shine directly into the upper floors of houses opposite causing light nuisance, affecting residents' amenity and quality of life. Bell Lane currently benefits from 'Dark Skies' but street lighting will be required due to the urban nature of the estate.

2. Changing Planning Landscape

- a) HOUSING SUPPLY: CDC now has an 7.5 year housing land supply (upheld by Inspectors at appeal e.g. APP/F1610/W/16/3144113, Sept 2016) which means that the need for open market housing carries less weight and even more so when there is no affordable housing which is the situation in this case.
- b) EMERGING LOCAL PLAN: A recent successful High Court appeal supports the increasing weight that an emerging Local Plan has (Poulton is outside the development boundary in the Local Plan and is an unsustainable location in the emerging Local Plan).
- c) NPPF: A recent High Court ruling states that approvals of development which are contrary to a Local Plan made under the NPPF 'presumption in favour of sustainable development' **should be the exception rather than the norm** (Appendix 6).

We cannot understand why a significant development in a small, rural, unsustainable location outside the Local Plan, which will cause significant harm to the village and which will not provide a betterment when needed, is being considered. Had this been a suitable and straightforward site for development, it would not have taken over two years to decide. We do not understand why it is being considered when it is clear that the adverse impacts of this development would significantly and demonstrably outweigh any benefits.

What message does it send the public about the emerging Local Plan (and the Planning Inspector who has to validate the Local Plan) if this development is approved? If approved, it tells developers that they can build on inappropriate sites in unsustainable settlements. What will the planning department do when the other Poulton sites owned by this applicant, and others, come up for development? If all the valid planning grounds of unsustainability, scale, appearance, landscape and risk of harm have been dismissed, there are no grounds for refusal whatsoever.

On balance, the risk of harm (not just now in Poulton but in the future, and in regards to all other unsustainable developments in the District) is such that that this application should be refused, as it does not meet NPPF or Local Plan requirements. Over 500 objections have been submitted. Residents are not against all development, but they want to ensure that it is appropriate and in keeping with the surrounding area. A more proportionate, reasonable development of houses with individual access along the lane frontage to match the existing development form had been suggested by residents but this has been dismissed by the Case Officer for reasons that have not been consulted upon with Highways. As you can see from the above, there is clear harm outweighing the limited benefit of nine open market houses when, due to CDC already having 7.5 years housing land supply, none is needed.

Thank you for reading this letter.

Yours sincerely

On behalf of the Poulton Working Group

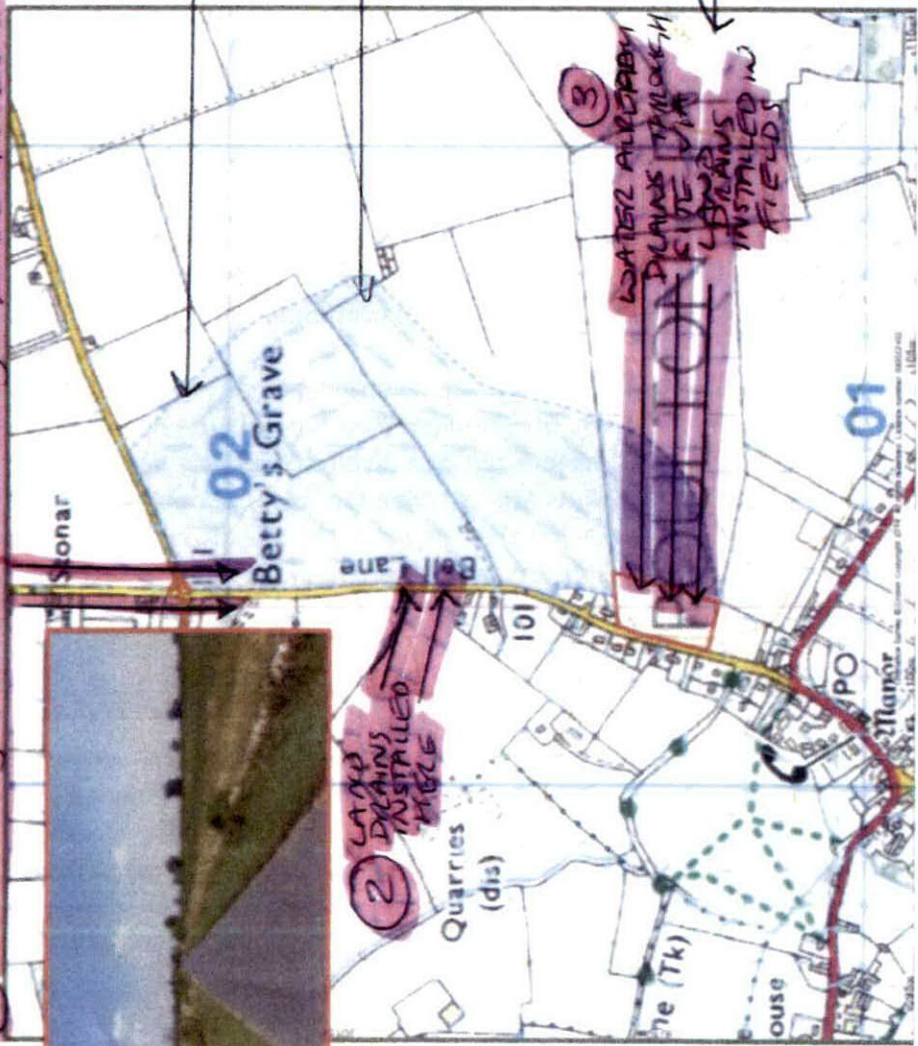
**Appendix 1
FLOODING & DRAINAGE**

- In normal conditions the field drains perfectly well so no betterment is required except in extreme flood conditions. Independent data suggests that this will not happen.
- Only 5% of the catchment area is being attenuated.
- There is a risk that the rear pipe is undersized and would overflow because the catchment area is understated – it is not clear that water from the substantial field network to the east of the proposed site which currently drains via land drains through the site has been included in the calculations.
- GCC Highways stated that the highways drain must have sufficient capacity and be in good condition. A survey shows that the highways drain is in very poor condition. Additionally, it does not have sufficient capacity to accept the flow from the higher catchment in a 1:100 +30% flooding event (drain capacity = 112l/s; catchment surface water= 433 l/s).
- GCC Highways cannot upgrade this drain because it will lead to further flooding elsewhere in Poulton.
- Because the highways drain has insufficient capacity, in periods of extreme rainfall, water will back up in the drain, preventing the outfall from the new drainage system from working. **Thus no betterment can be provided when it is needed.**
- The Applicant's drainage experts acknowledge the risk of flooding and are proposing to raise the Finished Floor Levels (FFLs) of the proposed units to mitigate the flooding risk.
- When the outfall stops working, the site's drainage system would back up, leading to potential flooding at **the back of the site**. This is contrary to the NPPF.
- There is a risk that the current water flow will change as a result of the new hard structures built on the site (houses, walls, roads etc will prevent water flowing as it does now).
- Properties north of the site are on considerably lower ground than the site itself (estimated 2-10 feet). Thus there is a risk that water would flow downwards to these properties.
- As developers cannot raise the FFLs of these existing houses to the north, they would be at risk of flooding, contrary to the NPPF.
- LLFA and CDC have not themselves assessed the independent consultant's drainage report provided by the Poulton Working Group.

Figure 7.1. Highway Drainage Catchment is much greater than shown here:



1 THE HIGHWAY'S DRAIN ABOVE BETTY'S GRAVE FLOWS INTO BELL LANE



APPLICANT IS ONLY PROPOSING TO DEAL WITH 4-6% OF THIS CATCHMENT

THIS CATCHMENT IS 297ha. IT IS UNDERSTATED AS IT DOES NOT INCLUDE SURFACE WATER FROM NORTH OF BETTY'S GRAVE (SEE ABOVE)

AND IT DOES NOT INCLUDE WATER DRAINING FROM THE FIELDS NORTH TO THE EAST OF THE SITE

2 LAND DRAINS INSTALLED ABOVE

3 WATER ALREADY DRAINS THROUGH FIELDS VIA DRAINS INSTALLED IN FIELDS

NOTE THE RELEVANT CATCHMENT IS FAR GREATER THAN STATED BECAUSE OF 1, 2 AND 3

THUS THE VOLUME OF WATER IS UNDERSTATED

IT DOES NOT INCLUDE WATER DRAINING FROM ABOVE BETTY'S GRAVE WHICH COMES DOWN BELL LANE

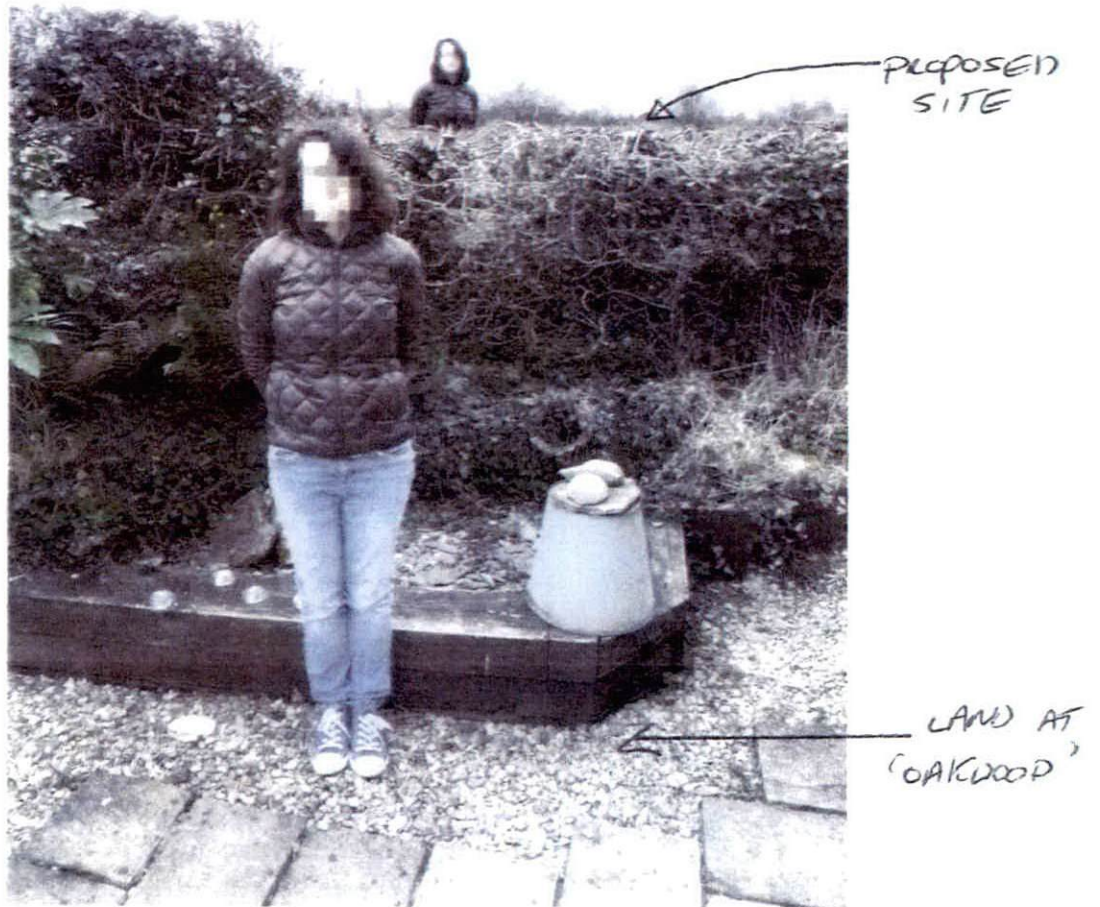
IT DOES NOT INCLUDE WATER DRAINING VIA LAND DRAINS EAST AND NORTHWEST OF SITE

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DIFFERENCE IN HEIGHT BETWEEN
LAND AT OAKWOOD (IMMEDIATELY
NORTH OF SITE) AND THE PROPOSED SITE



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Appendix 2
UNSUSTAINABLE SETTLEMENT

- Poulton has been subject to a comprehensive Sustainability Appraisal as part of the Local Plan 2011-2031 process. It is classed as unsustainable, a view supported by the Case Officer on more than one occasion. She stated that *'...there remains concern about the sustainability of a development, of this scale, given the size of the village and its (lack of) services'* - Planning Officer Advice Note 30.01.2015 p1.
- CDC has carried out several lengthy and detailed analyses of sustainability as evidence for the Local Plan 2011-2031. Poulton was excluded from the Local Plan 2011-2031 on the grounds that it is an unsustainable settlement, having been assessed for the Core Strategy 2nd Issues and Options Paper December 2010 (2nd I&OP) and the Role and Function of Settlements Study July 2012 (RFSS).
- Poulton does not have a school. It was ranked 23rd out of 31 settlements in the Community Facilities Matrix and, now that its Post Office has been reduced from 5.5 days a week to 3 hours per week, it would be ranked even lower.
- Poulton's shop has had to become a volunteer-run shop because it does not earn sufficient profits to run as a limited company. It is under threat of closure in 2017 due to the building being sold.
- Poulton lacks the necessary basic services that qualify it as a sustainable location. Poulton is poorly served by public transport: there is no daily bus service and since the application was submitted, its bus service has been further reduced.
- Consequently, if this Application were to proceed, this would lead to a drastic increase in car-borne journeys, directly contrary to the requirements of the NPPF. In addition, Poulton does not have the necessary infrastructure to support this scale of development.
- There is no evidence that development in Poulton would support or enhance the economic vitality of the village. There are numerous local examples, cited in the evidence for the Local Plan 2011-2031 (Evidence Paper: Development Strategy Dec 2014 Appendix C) which show the opposite to be true:

"The NPPF does not leave an 'open door' to unsustainable residential development in villages, particularly if it would generate significant transport movements and increase the need to travel. Therefore, if the Council is to accord with the NPPF's principles of sustainability, there is no rational basis for encouraging the development of significant numbers of dwellings in poorly served rural locations over the plan period. A number of recent planning appeal decisions have borne this out, notably at Withington and Cowley. Moreover, there is no evidence to suggest that small-scale residential development saves facilities from closure or encourages new ones to open. Conversely, there is evidence of shops and schools closing in sizable villages (e.g. Kempsford, Avening), and where significant housing had been allowed in the past (e.g. Coates, Weston-sub-Edge)"

An additional unfortunate example is in Fairford, where despite hundreds of new houses being built, Lloyds Bank closed in November 2016.

Appendix 3 SEWAGE INFRASTRUCTURE

At a public meeting on 22nd November 2016 organised by Cllr Sue Coakley with Thames Water it was clear that there is a serious issue for many residents in the catchment with raw sewage overflow into properties and restricted toilet use.

- **Poulton sewer accepts both foul and surface water but is not a combined sewer**
Because Poulton's sewer system is foul-only but people legally discharge their surface water into it (a service they pay Thames Water for), the sewer has to cope with more flow than it was designed for. Clearly foul water is intermittent, but all surface water enters the sewer at the same time, leading to problems with sewage overflow. This is exacerbated by rising ground water, which Thames Water acknowledges is a problem in this area¹.

- **'Peak flow' method to calculate the impact of new development is flawed**
Thames Water has used the 'peak flow' method to suggest that the foul flow from 9 houses is undetectable. But sewer use is intermittent. People don't flush at the same time, so there is a diversity to use of the sewer. Even if the peak were not affected, the gaps between the peaks will be shorter, as the overall quantity of sewage in the length of sewer at any one time must increase. As we have sewage flooding within the village, although the flooding events may not be more numerous, when the flooding does occur there will be more sewage to spread over people's gardens and to contaminate watercourses. Therefore *no further houses should be connected onto the sewage system* until Thames have sorted out Poulton's problems or at least have some idea as to what the problems are.

The result, as was highlighted at the public meeting on 22nd November, is that residents are experiencing restricted toilet use and raw sewage overflow into their properties. This is an unacceptable health and environmental hazard in the 21st century.

¹¹ http://www.thameswater.co.uk/tw/common/images/Ampney_St_Peter_Drainage_Strategy_Stage_1_v1.1.pdf

**Appendix 4
POOR DESIGN**

Two-thirds of the new houses will not have garages; the site will resemble an open-air car park and be urban in design and nature – with hammer head turning points, street lighting and other urban features.

The alternative, and in our view more appropriate approach, of a few houses directly of the lane which would reflect the existing form of development has not been fully evaluated.

The pivotal decision for a cul-de-sac design was made very early in the process with the applicant, case officer, conversation officer and landscape officer. It was made on the basis of preserving the hedgerow and for the reason of highways safety due to development being on the 'wrong side of the bend' (it should be noted that there is no evidence that Highways was consulted on this critical point).

The Applicant's own Consultant confirmed that the hedges have no significant biodiversity value, describing them as 'species-poor'. P19 of the Case Officer's recommendation also quotes CDC Biodiversity Officer's comment that the hedges are 'species-poor'.

There are already houses with individual access on the 'wrong side of the bend' in Bell Lane and Highways have not been consulted on the question of visibility for individual access points. Thus a more reasonable and proportionate development, of a few houses with individual access onto the lane frontage to match the existing development, could be built which would probably overcome many of the planning issues.

Photo showing location of site access from Little Orchard (immediately opposite) and height of proposed site



**Appendix 5
DISPROPORTIONATE DEVELOPMENT SCALE**

Proposed Housing Development as % of Existing Development

Settlement	Sustainable? (according to CDC emerging Local Plan)	New development as %	Time scale for Development
Stow	Yes	9.2%*	20 years up to 2031
Lechlade	Yes	9.2%*	20 years up to 2031
Blockley	Yes	7.8%*	20 years up to 2031
Poulton	No	7%**	2-3 years

*According to CDC emerging Local Plan

** Development already approved in Bell Lane since this application was submitted plus this application

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Appendix 6
APPLICATION OF NPPF

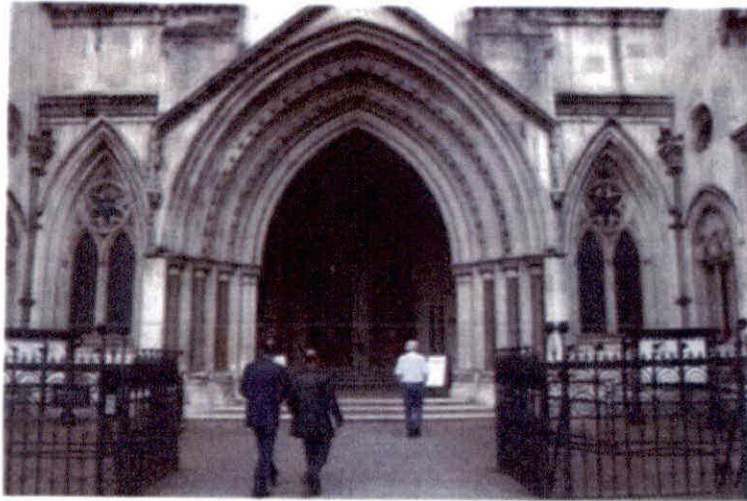
East Staffordshire Borough Council v Secretary of State for Communities and Local
Government and Barwood Strategic Land LLP
Case No: CO/2856/2016

22nd November 2016

Development

22 November 2016 by Court reporter Be the First to Comment

A High Court judge has ruled that approvals of developments which are contrary to a local plan, made under the National Planning Policy Framework's (NPPF) presumption in favour of sustainable development, should be the 'exception rather than the norm'.



In a guideline decision on the correct interpretation of paragraph 14 of the NPPF, which sets out the presumption in favour of sustainable development, the High Court has blocked plans for 150 new homes on the edge of Burton upon Trent.

Planning permission for the development at Red House Farm, Lower Outwoods Road, was granted by a planning inspector in April.

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The inspector found that the development would be inconsistent with the local plan, which was designed to focus development within existing boundaries of the town and certain strategic villages.

However, he went on to rule that the development would nevertheless be "sustainable" within the meaning of the NPPF.

The harm, in terms of loss of countryside and the impact on the area's character and appearance, would be "limited", he said.

Those "cons", he said in his decision, were outweighed by the social and economic benefits of the proposals, including the provision of much needed affordable homes.

In his ruling on East Staffordshire Borough Council's challenge to the inspectors' ruling, Mr Justice Green acknowledged that there were conflicting legal opinions on the correct interpretation of paragraph 14 of the NPPF.

He acknowledged that there was a residual discretion for inspectors to find developments sustainable, even if they conflict with local plans.

However, he ruled that the inconsistency between the proposals and the local plan - which was partly made up of neighbourhood plans approved by local residents - was a potentially weighty and substantial matter that militated in favour of planning permission being refused.

Granting permission in cases of conflict with local plans should be "the exception rather than the norm" and the inspector had misdirected himself in principle, the judge ruled.

The inspector's decision, and the planning permission he granted, were quashed.

Keith Fenwick, director at consultancy WYG in Birmingham said: "With more local authorities getting local plans over the adoption line, this will become an increasingly important area of interpretation for developers or developers of speculative sites in future."

"If Mr Justice Green's judgment remains intact following any challenge in the Court of Appeal, then in all but 'exceptional' cases, development outside of a local plan strategy will not (it is tempting to add, by definition) be sustainable and ought to be refused."

East Staffordshire Borough Council v Secretary of State for Communities and Local Government & Anr. Case Number CO/2856/2016

Appendix 7

Members of Poulton Working Group

This response has been collated on behalf of the following individuals who live in Poulton or the surrounding area:

Name	Address
Nicola Tyrrell	The Bee Garden, Bell Lane, Poulton
Pete Hutchinson	Stonecroft, Bell Lane, Poulton
Rachel Hutchinson	Stonecroft, Bell Lane, Poulton
Helen Haresign	Stone House, Bell Lane, Poulton
Paul Haresign	Stone House, Bell Lane, Poulton
Greg Davidson	Woodvale, Bell Lane, Poulton
Rebecca Davidson	Woodvale, Bell Lane, Poulton
Neil Ashley	Oakwood, Bell Lane, Poulton
Bridget Grenville-Cleave	Oakwood, Bell Lane, Poulton
Gillian Baker	Bell Lane, Poulton
Kevin Noles	Threepenny Piece, Bell Lane, Poulton
Joanna Noles	Threepenny Piece, Bell Lane, Poulton
Janice Mount	Owl House, Bell Lane, Poulton
Judith Mount	Owl House, Bell Lane, Poulton
Robin Spiller	Ashbrook House, Ashbrook Lane, Poulton
Sue Spiller	Ashbrook House, Ashbrook Lane, Poulton
Mike Nash	Tibbidell, Bell Lane, Poulton
Stella Nash	Tibbidell, Bell Lane, Poulton
Ian Tetley	Bluebell Cottage
Angela Tetley	Bluebell Cottage
Dan Deane	Ways, Bell Lane, Poulton
Joyce Deane	Ways, Bell Lane, Poulton
Rob Tough	Ringwood, Bell Lane, Poulton
Pauline Tough	Ringwood, Bell Lane, Poulton
Andy Young	Alberta, Bell Lane, Poulton
Ann Young	Alberta, Bell Lane, Poulton
Mike Pratt	Ashbrook Lane, Poulton
Tara Pratt	Ashbrook Lane, Poulton
John Ash	Knapp Farm, Bell Lane, Poulton
Sarah Ash	Knapp Farm, Bell Lane, Poulton
Simon Smith	Little Orchard, Bell Lane, Poulton
Margaret Smith	Little Orchard, Bell Lane, Poulton
Andy Kilby	Poulton Chase, Bell Lane, Poulton
Angela Kilby	Poulton Chase, Bell Lane, Poulton
Sam Scott-White	New Inn, Bell Lane, Poulton
Simon Scott-White	New Inn, Bell Lane, Poulton
Lorraine O'Connor	London Road, Poulton
Graham O'Connor	London Road, Poulton
Alastair Pegg	Knapp Farmhouse, 32 London Rd, Poulton
Alison Pegg	Knapp Farmhouse, 32 London Rd, Poulton
Stuart Russell	Old Vic Cottage, London Road, Poulton
Arthur Jupp	Ranbury, Poulton

Donna Jupp	Ranbury, Poulton
Angela Spenley	London Road, Poulton
Graham Cole	Cricklade Street, Poulton
Judy Cole	Cricklade Street, Poulton
Tony Wilson	Stoney Pool, Poulton
Mark Chamberlain	London Road, Poulton
Kate Chamberlain	London Road, Poulton
Tom Boyd	Cricklade Street, Poulton
Sally Boyd	Cricklade Street, Poulton
Group Captain Mike Wood	London Road, Poulton
Jenny Wood	London Road, Poulton
Paul Wood	3, Elf Meadow, Poulton
Natasha Wood	3, Elf Meadow, Poulton
Simon Davies	London Road, Poulton
Sally Davies	London Road, Poulton
Carolyn Sleight	The Butts, Cricklade Street, Poulton
Anthony Musitano	Hill Brow London Road, Poulton
Jenny Musitano	Hill Brow London Road, Poulton
Susie Maiden	The Gables, Cricklade Street, Poulton
Ivor Jones	London Road, Poulton
Pauline Jones	London Road, Poulton
Simon Collyer-Bristow	Stoney Pool, Poulton
Steve Mort	Garden House, Cricklade Street, Poulton
Peter Higgins	Thornhedge, Ashbrook Lane, Poulton

The following are the contact details for the Poulton Working Group:

Email: info@ruralpoulton.co.uk

16/02598/OUT

South Cerney Parish Council still strongly objects to this application:

Defective Flood Risk Assessment

Last month we explained how Gladman's Flood Risk Assessment (FRA) is fundamentally flawed. We are therefore very surprised they have not addressed this in any way.

The Gladman FRA report stated that the primary source of flood risk to the site is from the River Churn. That is **wrong**. The flood risk is from the Shire Ditch, the main river that adjoins the field on which this application sits. The Planning Committee has already seen photos showing that in recent years the Zone 2 area of this field was widely flooded, from the Shire Ditch.

This error is crucial, because the Shire Ditch is - and always will be - the only outflow from the Thames Water sewerage works at Shorncote. Shorncote takes all the domestic and commercial sewage from the whole of Cirencester, Siddington and South Cerney. In the emerging Local Plan, the proposed 2,350 new dwellings at Chesterton will all drain into the Shire Ditch. That is a major increased flood risk to the Shire Ditch.

Not only does Shorncote take in all that sewage, at times of high rainfall and high groundwater, it also takes all the storm-water and groundwater surcharge that enters the foul drainage systems of Cirencester, Siddington and South Cerney. Thames Water may increase the capacity of Shorncote to treat the incoming volume, but the issue for us is that all the extra volume will then flow *out* from Shorncote, into the Shire Ditch. That is another serious cause of flooding of the Shire Ditch.

Flooding is already a very real issue in South Cerney. Last month we also explained that, through the Farming and Wildlife Advisory Group WILD project, old water meadow channels have been dug out so that flood water from the River Churn will in now be fed into the Shire Ditch. These works are part of the Thames Water Drainage Strategy for South Cerney, aimed at reducing the flood risk in the centre of the village. The result of taking overflow from the Churn at times of high rainfall and diverting it into this section of the Shire Ditch has been entirely ignored.

The surface water off a development on this site would all flow into the Shire Ditch. Similarly, all the sewage from a development would all be pumped to Shorncote, and then discharged into the Shire Ditch. The letter of 23rd November from Planning Prospects misses the point. It refers to the new sewers and drainage systems that would be included in the development, completely overlooking the fact that all the outflow from those systems – both foul and surface water - would drain into the Shire Ditch. Again, this further cause of increasing flood risk to the Shire Ditch has not been assessed.

The Thames Water Drainage Strategy for South Cerney - copy attached - shows that the Gladman site and surrounding land is all classified as at High Risk of groundwater flooding: see figure B3 on page 30. This means that at times of highest groundwater, there will be no surface water infiltration. Gladman have completely ignored the High Risk of groundwater

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flooding. They have included an infiltration SUDS in their scheme, without taking any account of the high groundwater in this whole area. This is a major oversight.

The whole flooding issue is especially concerning because of the topography of the site and the adjoining land to the east. Appendix 3B of the Gladman FRA is the Environment Agency's Flood Zoning and Topographical Survey. That shows us that the ground level along the edge of the adjoining Flood Zones 2 and 3 is at the very same level as central eastern side of the site: 89.50m. This means the central part of the site is very susceptible to flooding (not least from the groundwater High Risk). Even more alarmingly, the Environment Agency's survey also shows that the adjoining dwellings in Berkeley Close are even lower than the edge of the Flood Zones 2 and 3, at levels around 89.20m.

This site is an important part of the village's flood defences, in particular for the adjoining school and Berkeley Close. Currently this whole field captures rainfall, reducing run-off both to the Berkeley Close side and to the Shire Ditch side. It also absorbs flood waters from the Shire Ditch at times of high rainfall and groundwater. Building on the site would mean that the crucial rainwater attenuation properties of this part of the field it would be lost forever, at the very time that the Shire Ditch flood risks are increasing.

The letter of 23rd November from Planning Prospects completely misses all these issues. It refers to Thames Water having a duty to increase the capacity of Shorncote treatment system, to deal with all the extra input that will flow in from Cirencester. The fundamental point here is that it is the resultant **outflow** from Shorncote that increases the risk of the Shire Ditch flooding. (The credibility of the Planning Prospects letter of 23rd November is undermined by the accompanying drainage analysis having been 'cut and pasted' from a Gladman development at Stanton Harcourt.)

In essence, the Shire Ditch will become an increasingly important main river in times of high rainfall and groundwater. The site is therefore at a much higher risk of flooding from the Shire Ditch than is suggested in the applicant's current Flood Risk Assessment. Moreover, this field will be an increasingly important defence for other parts of the village against those flood risks. That must not be ignored.

It should also be remembered that this site is entirely outside the development boundary of both the current and the emerging Local Plans. In the Regulation 19 Draft of the emerging Local Plan, South Cerney is not a strategic site for development.

To ignore the increasing flood risks is not only negligent, it is in breach of planning policy. Section 100 of the National Planning Policy Framework requires that the Local Plan should be supported by a Strategic Flood Risk Assessment to manage flood risk from all sources, and that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.

For these reasons, this application should be refused.

Access to 92 dwellings

The other reason the Parish Council maintains its strong objection to this application is because 92 dwellings is clearly far too many houses for the single, narrow access down The

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Leaze and Berkeley Close. Berkeley Close is particularly narrow beside the Scout HQ, with a long section effectively single carriageway, because of all the residents' parked cars. The right-angle corner from The Leaze into Berkeley Close greatly exacerbates this problem.

The Gladman application still has no genuine recognition of the effect the development would have on the major problems that exist on Broadway Lane. It is already severely affected by the increase of traffic from 149 new houses on the new Redrow development, and the increasing traffic now generated by the industrial estates either side of Broadway Lane. Not only do they cause the significant increase in traffic volumes, there are also major issues with parking by industrial estate employees on Broadway Lane.

The traffic assessment accompanying the Gladman application clearly makes no genuine assessment of these issues. 92 houses would be far too many for the actual access situation that exists, and this application should also be refused for that reason.

South Cerney Parish Council

13th December 2016

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16/02598/OUT.
CT.0331/D.

REF: Planning Application 16/03437/FUL - Erection of 2 detached self-catering holiday accommodation buildings in the grounds of the Inn at Fossebridge, Chedworth, G154 3JS.

Further Information for the planning committee to consider

- This proposal will provide increased revenue and custom to the Inn at Fossebridge as the accommodation will be managed as an extension of the Inn.
- The proposed accommodation enhances and diversifies the current offer at the Inn.
- The Stables building offers accommodation to customers with activity limiting health problems. The layout is designed to provide additional accommodation for the Inn when not let out. Trip advisor comments show that road noise is a visitor issue and this will support alleviating this.
- The Honeymoon suite offers a secluded location for a romantic break, but also can accommodate small families to widen its appeal and rental possibilities.

Enhancement of the grounds and setting to be completed using income from the proposal:

- Re-building of the 180m Cotswold stone boundary wall along the road and footpath - £45,000
- Re-building and upsizing of the exit weir from the lake, to protect the historic building from flooding (please see Flood Risk Assessment for risk modelling) -£25,000 - £30,000
- De-silting of the lake and construction of silt traps at both entrance and exit points - £85,000 - £110,000 (unknown quantity in terms of volume of silt and control of water flows)
- Returning despoiled land at the top end and from de-silting operation of the lake to a natural state / wildflower meadow / banks and lake marginally planted with wetland plants - £15,000
- Road drainage improvements to be completed to flow 'pooling' water from the adjacent section of road into the stream and lake.
- Funds need to be made available in the future for a programme of ongoing maintenance including upkeep of the lake, tree management, vegetation and grassland including further de-silting of the lake when required.

Working relationship with Cotswold District Council during pre-application and full application:

- Prior to the pre-application a site meeting was held on 20th November 2015 where the planning officer stated that the proposal was *'wholly in accordance with planning policy'*. (See appendix 1)
- On 23rd November 2015, the planning officer confirmed that there was *'definitely some scope for tourist related development'*. (See appendix 2)
- Appeal decision for Middle Duntisbourne provided by the planning officer, was a metal frame barn in a field, located along single track lanes. After exchanging lengthy e-mails with the planning officer, it was confirmed that he believed the site was not similar to the proposal as the site is located on a main tourist route, in the curtilage of an Inn with self-catering accommodation currently at the location. In this decision, the Planning Inspector stated *that every case should be considered on its own merits*. (See appendix 3 – pictures of the barn at Middle Duntisbourne)
- The planning officer confirms that the decision on the proposal is complicated by the issue of ownership. It has been confirmed by the case officer, that if the Inn at Fossebridge was the applicant, planning permission would be granted.
- With reference to the full application response from the planning officer, the comments from the Biodiversity Officer have not been included. Rosalind Wilder confirmed that the ecology report does make *some excellent enhancement suggestions* and that *de-silting the lake was necessary*.
- The conservation officer's reports does not comment on the heritage benefits to the setting which are included within the scheme (as listed above) and does not balance these in context.
- The landscape officer's comments recorded in the full application do not cover the positive enhancements of the setting within the proposal.

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TJ

- The planning officer has suggested at one time that the necessary works to the site could be made without development of the land. This is assuming a level of personal income that does not exist.
- The heritage assessment provided with the application, contains many important points relating to this proposal. Point 73, *'Paragraph 130 of the NPPF explains that the condition of heritage assets and their settings and securing sustainable uses is very much part of decision making. Very few significant places can be maintained at either public or private expense unless they are capable of some beneficial use'*. Point 76, *'The fact that it sold as two separate lots is sufficient to suggest that the ongoing liabilities and cost of maintenance of the lakeside plot could not be justified as a benign element of the commercial enterprise.'* i.e. the plot itself will need to generate an income to secure sustainability.
- Most importantly, the Flood Risk Assessment models and graphs demonstrates that if imperative work to the lake and weir is not completed, the Grade 2 listed building, the Inn at Fossebridge will flood. If this was to occur, due to these works not being completed, the impact to the Inn at Fossebridge would be loss of trade during the period of flood and subsequent repairs and a significant increase in insurance premiums, if obtainable.

Transport:

There are 2 bus services available, which are both easily and safely accessible and do not only stop on the main road. However, most visitor attractions have a very limited bus service, with some Cotswold attractions having no accessibility by bus i.e. Chedworth Roman Villa, Sherbourne Estate and Lodge, Cotswold Farm Park, for example.

As noted on the Cotswold District Council website, visitor information "there are local transport services for getting about the Cotswolds. Please plan your journey carefully before you set off to explore as some services are infrequent.....May visitors want to use their own cars to get around..."

Fossebridge is on several popular walking routes to attractions and destinations, for example:

- Fossebridge to Chedworth (local facilities)
- Fossebridge via Stowell Park to Yanworth – typical Cotswold village
- Fossebridge to Chedworth Roman villa
- Fossebridge to via Farpeak (outdoor centre/ shop / café) to Northleach

These routes are used currently. **Appendix 4** shows the numerous walking and bridle paths available around Fossebridge.

Cycle Hire is also available from Farpeak Activity Centre 1.9 miles away, and also some bikes will be provided as part of the accommodation offer for guests to use. **Appendix 5** shows some of the cycle paths available in the area.

As previously noted, there are a significant number of tourist activities available within a short distance from Fossebridge, minimising the travel requirements of guests during their stay. Activities vary from:

- Wildlife centres such as the Gloucestershire wildlife trust sites , Birdland
- Rural Crafts such as Orienteering, Fossil hunting, thatching, photography, wool craft, willow Christmas craft to name but a few
- Activities such as Shooting, Riding, Indoor and outdoor climbing, warden guided walks and cycling tours
- Historic buildings such as the Corinium museum, Roman Villa, stately homes and gardens.

Appendix 6 shows the location and distance of many of these activities including local amenities and shops.

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Appendix 1:

From: Andrew Miles

Sent: 13 December 2016 09:56:33 UTC

To: ~~Andrew Miles~~

Subject: Proposed Holiday Units at the Fossebridge Inn

Dear Andrew,

I am writing to confirm that I attended a meeting with you and Joe Seymour, Planning Officer, Cotswold District Council on 20th November 2015. At that meeting, the officer stated that the proposal was wholly in accordance with policy. Consequently, I was not involved any further in the project as there did not appear to be an issue with the principle of development of the type that you propose.

I trust that this is of assistance.

Kind regards,

Andrew

Andrew Miles DipTP MRTPI

Director

LPC (Trull) Ltd

Trull

Tetbury

Gloucestershire

GL8 8SQ

Tel: 01285 841433

Fax: 01285 841489

Mob: 07770 730330

Appendix 2:

From: Joseph Seymour

Sent: 23 November 2015 11:47:45 UTC

To: 'Andrew Cobby'

Subject: RE: Lake at Fossebridge

Hello Andrew,

It was nice to meet you too, I enjoyed the little tour of the lake and coffee afterwards.

Yes, that was the one I was thinking of in the Forest of Dean. It has been done on a larger scale to what you are proposing but the principle is the same. Having worked in both the Forest and the Cotswolds I would say the tourist industry is greater in the Cotswolds so I feel there is definitely scope for some tourist-related development.

I have consulted the various consultees, both internal and external. I will update you as and when I receive responses from them.

Regards,

Joe

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Appendix 3: Comparison to appeal decision site



PROPOSAL AERIAL PHOTO, SHOWING PROXIMITY TO THE FOSSEBRIDGE INN AND LOCAL BUS ROUTES



LOCATION OF APPEAL DECISION APP/F1610/W/15/3135647 CLAIMED TO BE "NOT DISSIMILAR" TO THE FOSSEBRIDGE APPLICATION SITE.

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Public Rights of Way

- Footpath
- Bridlepath
- National Trail



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Appendix: 6

Tourism (including distance from Fossebridge)

Cotswold Towns

- Cirencester (7m)
- Stow on the Wold (12m)
- Burford (13m)
- Cheltenham (15m)

Tourist Attractions:

- Chedworth Nature Reserve (1m)
- Farpeak Activity Centre, Shop and Café (1.9m)
- Yanworth Village (2m)
- Chedworth Roman Villa (3m)
- Fossecross Wildlife Trust Nature Reserve (3m)
- Bibury – Trout Farm, National Trust Arlington Row, Arlington Mill (3m)
- Northleach – Mechanical Music Museum, The Old Prison (3m)
- Cerney House Gardens (4m)
- Collesbourne House Gardens (5m)
- Cirencester Golf Club (5m)
- Cotswold Clay Shooting School (5m)
- Abbey Home Farm (6m)
- Sherborne Estate and Lodge Park (7m)
- Ian Coley Shooting School (7m)
- Cirencester Corinium Museum, Elemental Sculpture Park, Amphitheatre (7m)
- Bourton on the Water – Motor Museum, Birdland, Dragonfly maze, Model Village, Model Railway, Perfumery, Wildlife Trust Greystones Nature Reserve, Bloody Bourton Walking tour, Bourton House Garden (8m)
- Bourton Vale Equestrian Centre (8m)
- Cotswold Water Park and activity centres (8m)
- Roves Farm (8m)
- Lower Slaughter – Mill Museum and shop (9m)
- The Clay Shooting Company (10m)
- Cotswold Farm Park (13m)

Local Facilities

- Farpeak Activity Centre, Shop and Cafe
- Chedworth Farm Shop and Café (1m)
- Northleach local shops and services including Bakery
- Abbey Home Farm Café and Organic Shop (6m)



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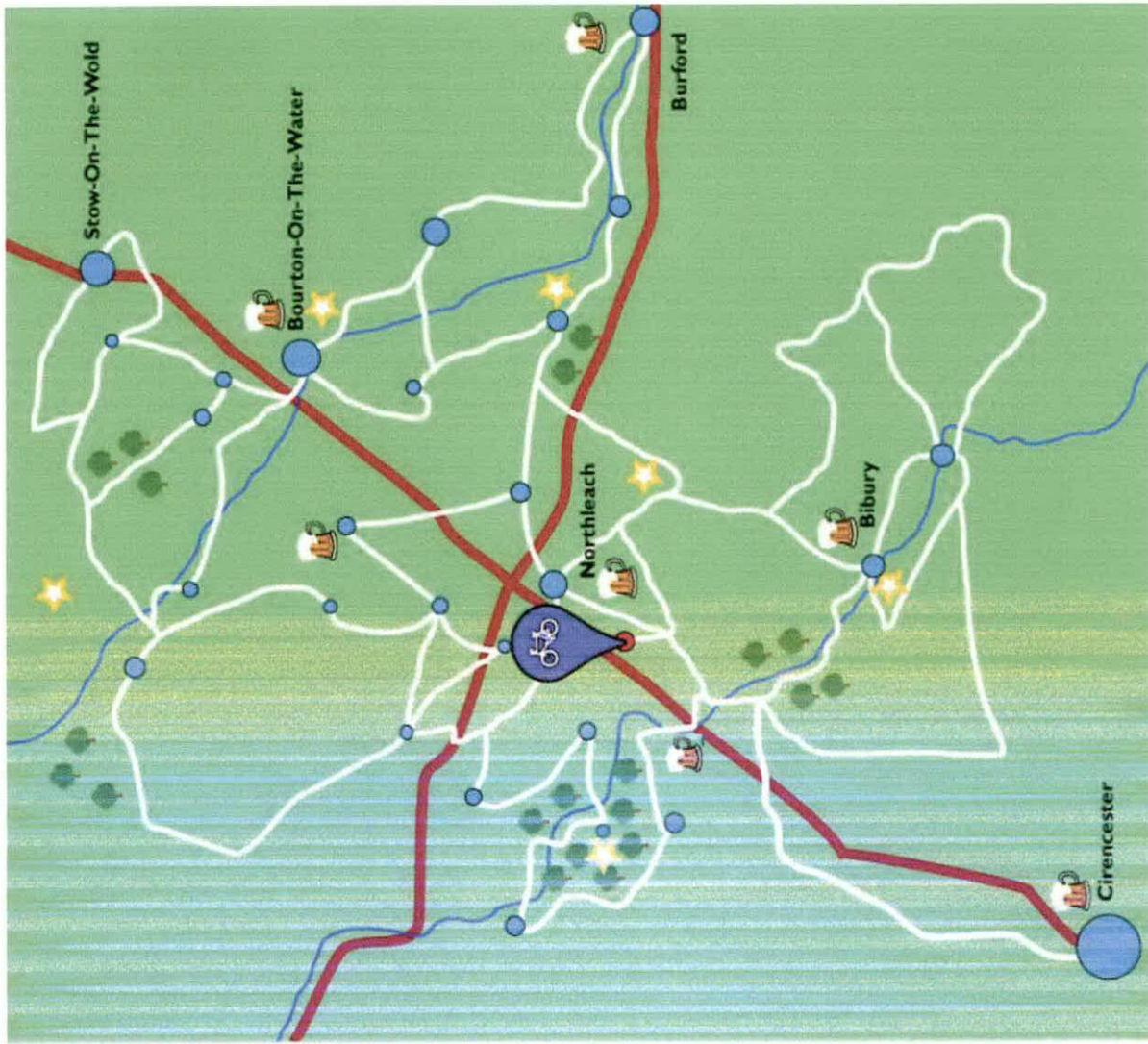
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Cycle Routes and location of Far Peak Bike Hire centre

- 1.9 miles from the Inn at Fossebridge via main road
- Accessible via use of public footpaths (not main road)
- Pre-booking and delivery of bikes available

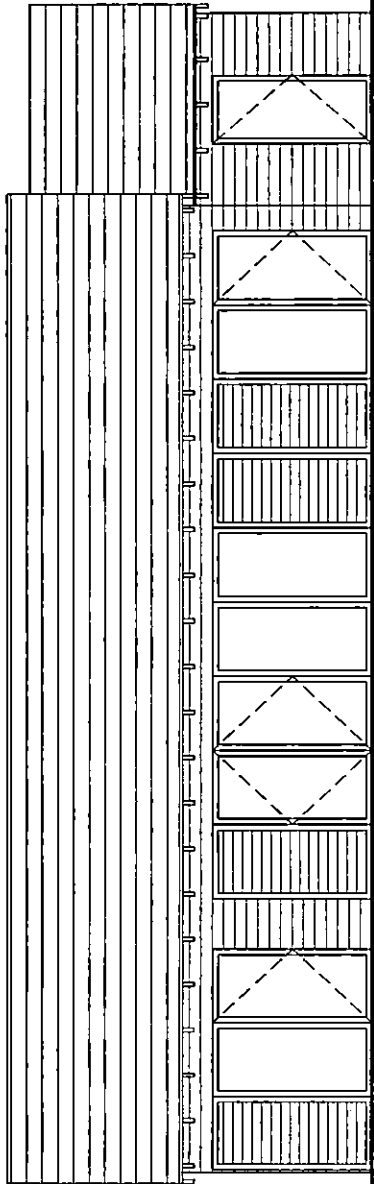
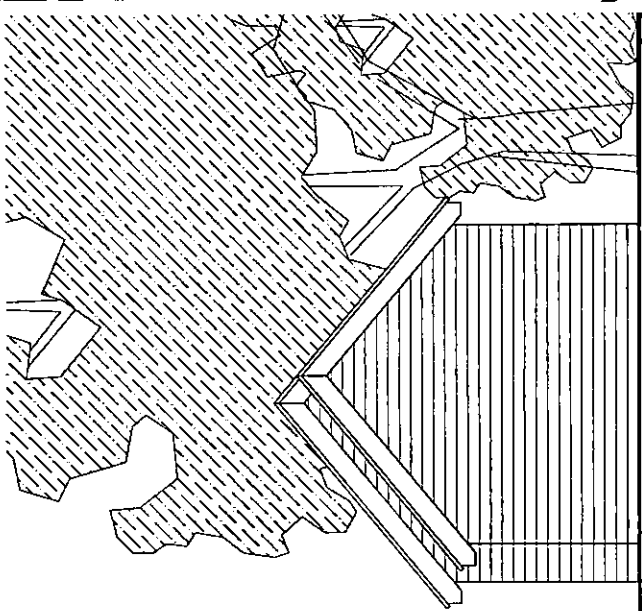
Examples of circular cycle routes:

- Coln Valley Loop
- Coln and Leach Valley Loop
- Bibury Offroad Circuit
- Windrush Valley Pub Run
- Roman Villa Loop
- Northleach Offroad Circuit
- Far Peak to Bourton
- Guiting Power Loop

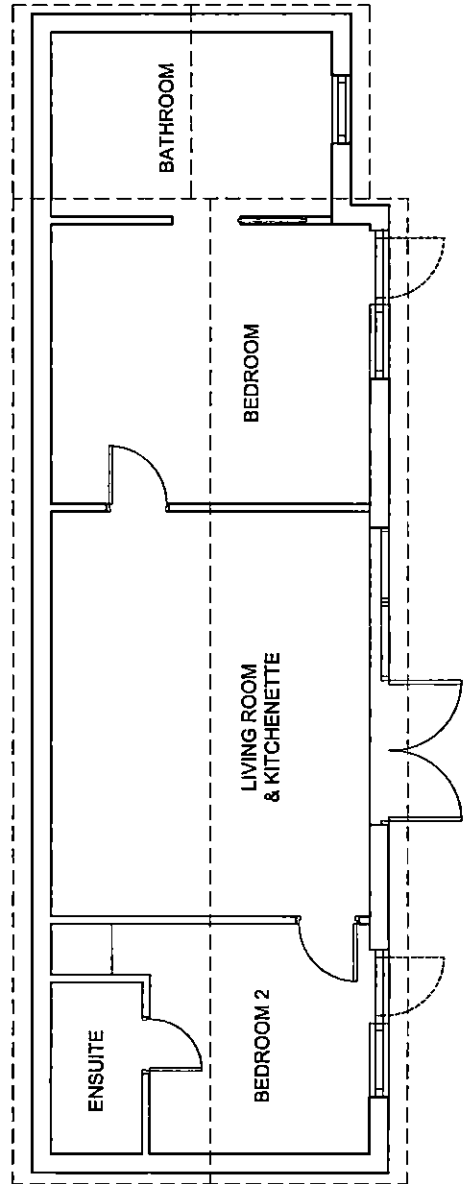


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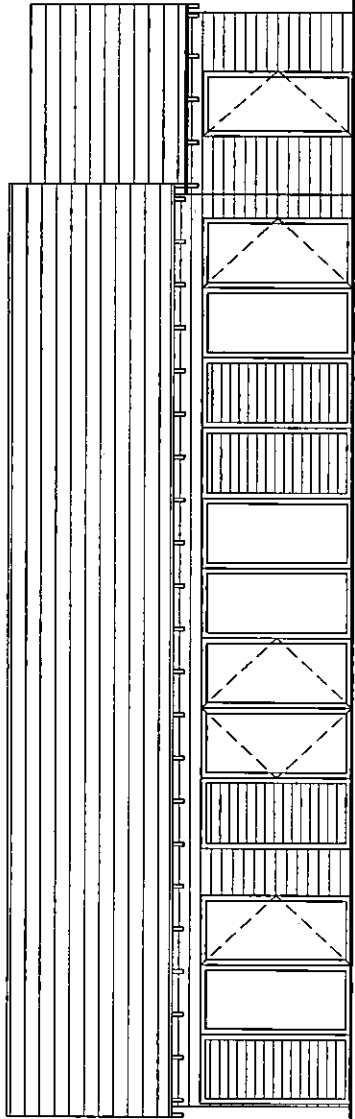
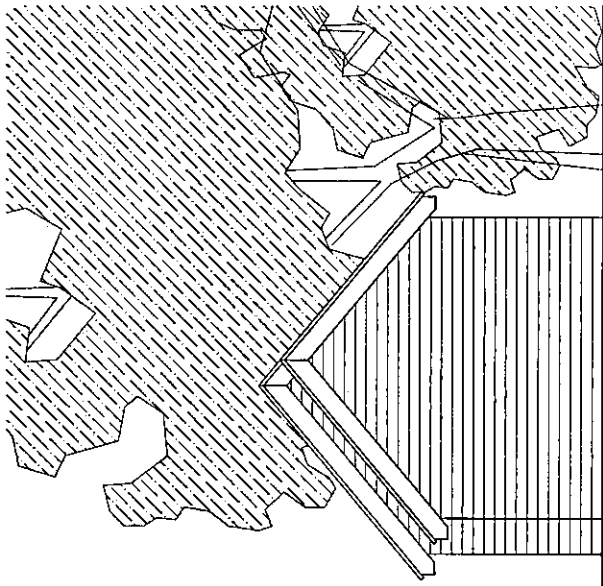
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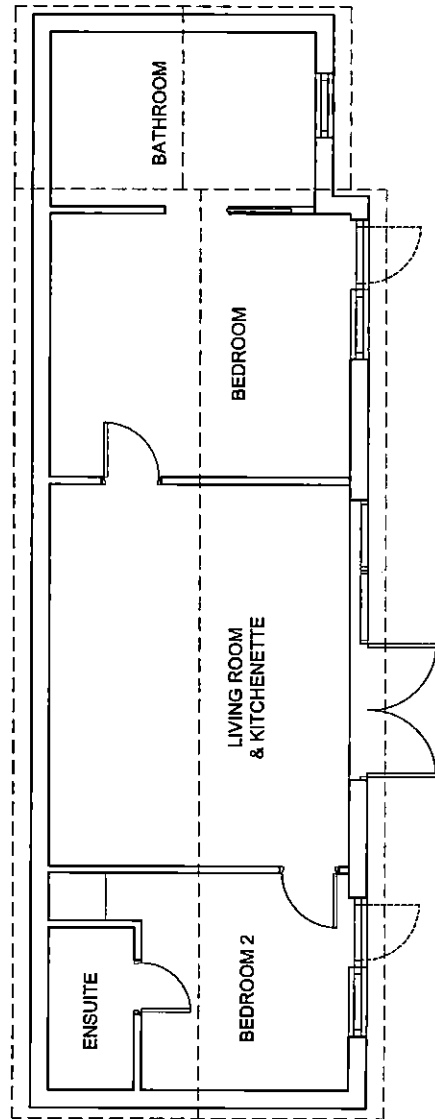
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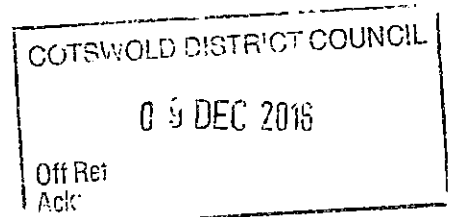
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www.crippsbarn.com

16/03/37/FUL

3/12/21



1st December 2016

RE: Fossebridge accommodation planning application

Dear Andrew,

Following our conversations regarding your planning application for self-catering holiday lets in the Fossebridge area, please find here my supporting comments.

I can confirm that Cripps Barn hosts an average of 150 events spread though out the year. There is a peak period between May and August where we can run up to 7 events per week. Our core business is weddings.

Guest numbers per event can be up to 200 individuals, many of whom do not live locally and are often seeking accommodation convenient to our venue for wedding parties and guests.

Having a variety of local accommodation options is of interest to Cripps Barn due to the different criteria each wedding party looks to fulfil. Therefore the more local options there are, the better in our view.

I can also confirm that if the self-catering properties, once complete, meet or exceed Cripps standards, we would be interested in adding them to our recommended suppliers listing on our website.

In addition to the above, Cripps Barn Group is also looking to extend its offering in the Fossebridge area by way of another bespoke barn venue within the next few years. The addition of bookings for this venue will result in an increased demand for local accommodation.

Your sincerely,

Helen Neal

Head of Administration, Cripps Barn Group Ltd.

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16/03/37/FUL
CD.123611F

RE: Fossebridge Lake

Thursday, December 8, 2016 11:10 PM

16/03437/FUL

9/12/2016



From: Merriman, Sarah
Sent: 23 November 2016 13:24:55 UTC
To: Andrew Cobby
Subject: RE: Fossebridge Lake

Hello Andrew,

A section you can quote if needed:

As the site manager of Chedworth Roman Villa, a National Trust site c.3 miles from the Fossebridge Inn, I can confirm that of the c.78,000 visitors we welcome each year, a good proportion are holiday-makers. Many stay locally and we are frequently approached to recommend places to stay.

The National Trust has a small number of holiday cottages as part of our local offering, at Lodge Park and Bibury. We do however also hold a list of local providers as we do get enquiries when these are booked up. We have recommended the Fossebridge Inn in the past for overnight accommodation, including for our own staff or contractors connected to the site, and would happily do so for longer-term accommodation as we have found the site to be supportive of local attractions.

Chedworth: expected c.78,000

Lodge Park: c.11,300

Sherborne and Bibury – not tracked.

Hope that helps?

Sarah

Sarah Merriman
Operations Manager
Chedworth Roman Villa

National Trust
01242 890907

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CID.123611/F.

RE: Email in regards your planning application

Thursday, December 8, 2016 11:03 PM



From: Sally Graff
Sent: 08 December 2016 11:32:36 UTC
To: ~~XXXXXXXXXXXX~~
Subject: RE: Email in regards your planning application

Dear Andrew

Further to our conversation just now we talked about accessible cottages and accommodation in the Cotswolds.

In the report looking at holiday trends from Visit England for the next decade from 2013 it states accommodation and travel options that can cater for people with reduced mobility will be in great demand.

In the Cotswolds (due to the constraints of many of the buildings) there are only a few totally accessible accommodation and while there is a national scheme for promoting accessibility (<http://www.qualityintourism.com/quality-schemes/access/>) there are not many businesses that currently promote to this specialist market.

Two examples I can think of within the area are:

Cotswold Charm Holiday Cottages at Chipping Campden and Naunton Mill View BB at Naunton which has a wheelchair access ground floor room.

On the Visit Britain industry site listed below it states

More than one in six people in England and Wales have an 'activity limiting' health problem or disability. British and international visitors from this market segment currently spend over £3 billion on overnight tourism trips in England each year. In short, improving your accessibility could improve your business.

I trust this information is useful to you in regards your planning application and business model.

Kind regards

Sally Graff

Shared Tourism & Business Support Manager

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Cotswold & West Oxfordshire District Councils

Tel 01285 623000

www.cotswolds.com

www.oxfordshirecotswolds.org

www.cotswold.gov.uk/visitors

From: Sally Graff

Sent: 01 December 2016 11:12

To: ~~XXXXXXXXXXXX~~

Subject: FW: Email in regards your planning application

Dear Andrew

Further to our conversation earlier this week, I have also now had the time to refer your request to my manager as well.

You were needing to produce visitor figures to back up the demand from following places:

Bibury Trout Farm, Chedworth Roman Villa, Lodge Park, Bourton on Water & attractions in that area as well as research as to when people come to a big venue for a wedding the radius where they like to stay.

I explained on the phone that as a tourism service we do not have this information as research and data gathering is very expensive and relies on the goodwill of the businesses.

However I am able to do the following for you:

We have started as a tourism destination service a new data system for all tourism businesses to enter data but we do not anticipate the first information from this until Spring 2017 and then it totally relies on the businesses entering the information.

You stated that one of the properties will have accessibility rooms/bathroom and I should highlight that the area currently has few businesses that can cater for this so we see this as a unique aspect to your business.

I also enclose the link to Visit England in regards trends (families holidaying together/ accessibility) as this report could assist you with evidence <https://www.visitbritain.org/future-trends-domestic-leisure-trends-next-decade> & further VE accessibility information can be found at <https://www.visitbritain.org/providing-access-all>

Again we do not have any data/evidence to back up how far people travel to stay in the area when attending larger functions such as weddings or conferences however as a general approach booking accommodation will be dependent on the following: budget, mode of transport (eg car or public) and being with friends. Usually people do like to stay in the local vicinity where possible and certainly your location on the main Fosse Way is in easy reach of several key tourism towns and villages.

I trust this information does help you in your planning application and if we can be of any further assistance, please do not hesitate to contact me.

Sally Graff

Shared Tourism & Business Support Manager
Cotswold & West Oxfordshire District Councils
Tel 01285 623000

www.cotswolds.com

www.oxfordshirecotswolds.org

www.cotswold.gov.uk/visitors

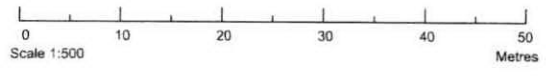
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Hem 03.
16/03/437/FUL
C.D.1236/1/F.

NOTES:
 1. Eased dimensions should not be taken from this drawing.
 2. Dimensions shown are to the centre of walls, unless otherwise stated. Measurements and dimensions are given in metres and millimetres.
 3. All measurements on this drawing shall be referred to the centre of the structure, unless otherwise stated.
 4. Dimensions shown are to the centre of the structure, unless otherwise stated.
 5. The dimensions of the structure shown on this drawing are subject to the approval of the local planning authority.
 6. The dimensions of the structure shown on this drawing are subject to the approval of the local planning authority.

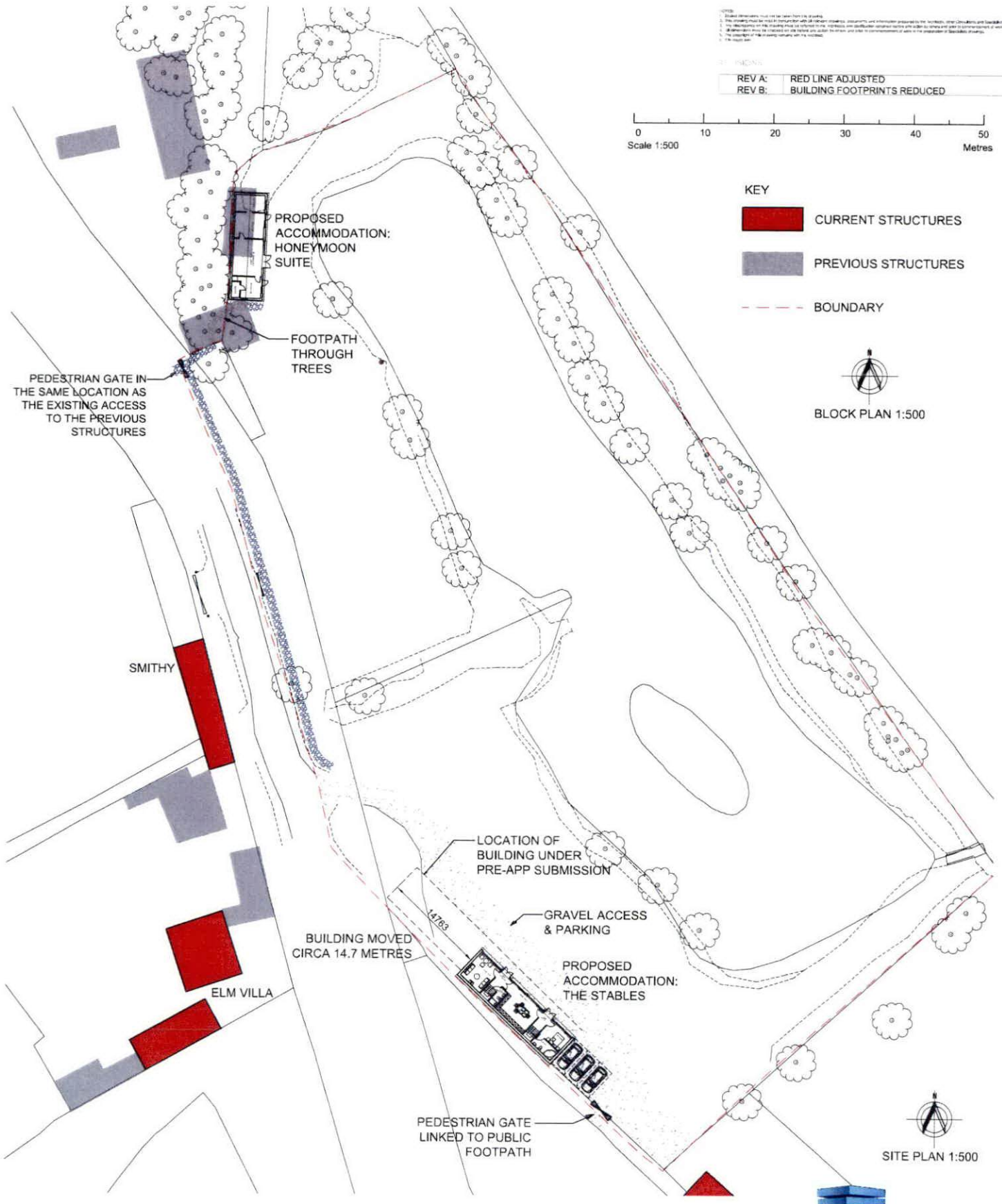
REV A: RED LINE ADJUSTED
 REV B: BUILDING FOOTPRINTS REDUCED



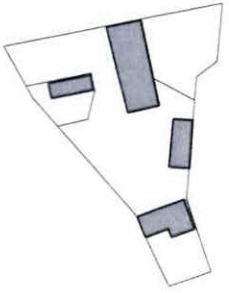
- KEY
- CURRENT STRUCTURES
 - PREVIOUS STRUCTURES
 - BOUNDARY



BLOCK PLAN 1:500



SITE PLAN 1:500



TOTAL FLOOR AREA OF PREVIOUS STRUCTURES ADJACENT TO THE LAKE:
223.2 SQUARE METRES

PREVIOUS STRUCTURES 1:1000



TOTAL FLOOR AREA OF PROPOSED STRUCTURES:
163.8 SQUARE METRES

PROPOSED STRUCTURES 1:1000



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PROJECT	LAKE AT POSSEBRIDGE
TYPE OF PLAN	BLOCK PLAN
DATE	16/03/2024
SCALE	1:500
REV	B
DATE	NOV 16

89 Item 03
 16/03/24 37/FUL
 CD-1236/ITE