

Item No 02:-

16/05309/FUL (CT.9101/A)

**Land At Backs Lane
Ampney Crucis
Gloucestershire
GL7 5TE**

Item No 02:-**Construction of two new semi-detached dwellings at Land At Backs Lane Ampney Crucis Gloucestershire GL7 5TE**

Full Application 16/05309/FUL	
Applicant:	Crucis Park Farm Partnership
Agent:	DK Planning & Development Ltd
Case Officer:	Andrew Moody
Ward Member(s):	Councillor David Fowles
Committee Date:	14th June 2017
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Principle of Development
- (b) National Planning Policy Framework
- (c) Sustainability and the emerging Local Plan
- (d) Five Year Housing Land Supply
- (e) Conservation and Design
- (f) Landscape impact
- (g) Biodiversity
- (h) Residential amenity

Reasons for Referral:

The application has been referred to Committee for determination by the Ward Member, Cllr Fowles, for the following reasons: -

'I am replying requesting that the matter is referred to the committee for determination because I support the views of the Parish Council and believe that this application for two houses outside the development boundary is not required in this unsustainable settlement. Moreover I am concerned that the prospect of dismantling the grain store would cause a public health risk because of the level of asbestos in the buildings.'

1. Site Description:

The site is located to the north western edge of the village of Ampney Crucis. Ampney Crucis is a small rural village with development mainly scattered in a linear arrangement along the main village road. The village is not located within any designated landscape area.

The site comprises a parcel of land to the north side of Backs Lane, which is a small, narrow lane leading from the main road that runs through the village. The site itself is approximately 0.098 hectares and makes up part of Crucis Park Farm Estate. The site is an elongated rectangular shape and is adjacent to a large grain store building and hard standings. The site is not considered to be 'Previously Developed Land' as the NPPF excludes land that is or has been occupied by agricultural buildings.

While the site adjoins existing residential development (gardens) to the eastern boundary, the site is rural in character with open countryside located to the north, west and south of the site.

2. Relevant Planning History:

None

3. Planning Policies:

LPR19 Develop outside Development Boundaries
 LPR38 Accessibility to & within New Develop
 LPR15 Conservation Areas
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development
 LPR46 Privacy & Gardens in Residential Deve
 NPPF National Planning Policy Framework
 LPR05 Pollution and Safety
 LPR09 Biodiversity, Geology and Geomorphology
 LPR10 Trees, Woodlands and Hedgerows

4. Observations of Consultees:

Conservation Officer: No objections subject to conditions

Landscape Officer: No objection subject to conditions

Environmental and Regulatory Services: No objection subject to condition

Biodiversity Officer: No objection

Highway Authority: No comment

5. View of Town/Parish Council:

Objection:

The Ampney Crucis Parish Council has reached a consensus of opinion and wishes to OBJECT to this application for the following reasons:

1. The National Planning Policy Framework states that new homes in isolated locations should be avoided.
2. There is no perceived need for these houses. The application consistently refers to "estate worker accommodation"; "estate workers' cottages" etc., but at no point explicitly states that the development is for estate workers. As a consequence, we must presume that the development is for open market housing and that the implied use for estate workers should not be regarded as a condition that would satisfy NPPF para 55. Furthermore, farming operations on this estate ceased to be "in-house" several years ago, since when all cultivations and related works have been undertaken by contractors.
3. The village of Ampney Crucis has a low sustainability score against the emerging Local Plan criteria and new development should rightly focus on the more sustainable communities in respect of transport and access to facilities etc. The development of two, three bedroomed cottages could arguably be assumed to potentially provide for further children at the village school. However, places at the village school are limited by suitable accommodation to their current number (94), and would not benefit as a result of further development in the village.
4. The proposed development is not and cannot be claimed to be in-fill within the village and if permitted would extend the residential development boundary beyond the existing limit of the village into land used for agricultural purposes and agricultural buildings and would conflict with the established settlement pattern of Ampney Crucis.

5. If permitted, this development would permanently change this essentially rural area beyond the village boundary. The applicant has argued that the grain dryer and associated buildings are disused. That may be the case now, but they were last used as recently as harvest 2016. The Parish Council is concerned about future use of those buildings if the proposed development is permitted, principally because the hardstanding that is the intended site for the proposed development has until now been used to provide access for large haulage and farm vehicles to turn and access the grain store. If the buildings are to remain unused, they will inevitably deteriorate. We recognise that each application should be considered on its own merits. Nevertheless, if permitted this development could provide an unwelcome precedent in the village that would encourage further development along a narrow lane that is incapable of supporting a significant increase in traffic.

Finally, you will be aware of the recently refused planning application (ref 16/00521/FUL) to develop a plot of land some 70 metres from the proposed development. The Parish Council consider most, if not all of the reasons for refusal to also apply to this current application.

At that time, the Case Officer cited among other issues, concerns for residential amenity in the event that the grain dryer were ever brought back into use. It follows that, if the old buildings are not maintained or fall into such disrepair that they have to be demolished, there would be a consequent public health and safety risk due to the significant quantities of asbestos apparently contained in the structures of those buildings (Para 5 above also refers).

Accordingly we invite CDC to refuse the application.

In the event that CDC are minded to permit the application, we would ask that an agricultural restriction be placed upon the use of the proposed houses.

These comments were repeated with regard to the amended plans that were received.

6. Other Representations:

6 letters of objection have been received, making the following comments: -

- Ampney Crucis is not a sustainable settlement as set out in the Council's Role and Function of Settlements study
- Poor transport links and limited employment opportunities
- An application further along the land was refused last year
- Increased traffic along Backs Lane
- Encroachment into open countryside
- Impact from grain dryer upon amenity
- Development would create a precedent
- Impact upon local road network
- NPPF states that isolated new homes should be avoided
- Setting of Conservation Area approximately 40 metres away

1 letter in support of the application has been received, making the following comments: -

- Proposed design is well thought out and of an appropriate style
- Applicant wishes to retain houses and rent them helping to address shortage of rural housing available
- Development is fundamentally supported by the NPPF and provides wider benefits to the rural community

7. Applicant's Supporting Information:

Planning Statement
Landscape and Visual Impact Assessment
Bat Survey Report

8. Officer's Assessment:

(a) Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. The development plan is therefore the starting point. In this case the development plan is the adopted Cotswold District Local Plan 2001 - 2011.

Ampney Crucis is not a settlement that benefits from an adopted development boundary therefore the site is considered to be in the open countryside where Policy 19 (Development Outside Development Boundaries) applies. Policy 19 seeks to restrict the development of open market dwellings outside of settlement boundaries, and the erection of new open market dwellings on the site would not accord with the provisions of the adopted development plan.

It is, however, recognised that the Council has determined a number of applications for small scale housing development in settlements that do not have development boundaries, in accordance with the NPPF. Each application has been judged upon its own merits, and a recommendation made upon the scale of the proposed development, the size and sustainability of the settlement, and whether the development would accord with the NPPF.

Furthermore, it has been concluded in recent appeal decisions, with relevance to the District, that Local Plan Policy 19, irrespective of the Council's five year housing land supply position, should not be considered 'up to date' given its lack of consistency with the NPPF (see, in particular, the appeal decision at Broad Marston Road, Mickleton APP/F1610/W/14/2228762). The starting point for the assessment of the proposals at the current time is therefore Paragraph 14 of the NPPF.

Policy 19 of the Local Plan states that development appropriate to a rural area will be permitted, provided that the proposal relates well to existing development. The status of Policy 19 is not up-to-date with the NPPF in terms of assessing new-built housing development; however, in assessing the suitability of sites and the impacts of development, this policy is not dissimilar and aligns with paragraph 17 and Section 7 of the NPPF.

(b) National Planning Policy Framework (NPPF)

The NPPF is a material consideration in the determination of planning applications. The NPPF requires local planning authorities to 'boost significantly the supply of housing' (paragraph 47) and requires planning decisions for housing to be considered in the context of the 'presumption in favour of sustainable development' (paragraphs 14 and 49).

The NPPF also states that 'there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles'. These are an economic role whereby it supports growth and innovation and contributes to a strong, responsive and competitive economy. The second role is a social one where it supports 'strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations'. The third role is an environmental one where it contributes to protecting and enhancing the natural, built and historic environment. Paragraph 8 of the NPPF states that the three 'roles should not be undertaken in isolation, because they are mutually dependent'. It goes on to state that the 'planning system should play an active role in guiding development to sustainable solutions.'

To this end, it is a necessary requirement to have full regard to economic, social and environmental considerations when assessing proposals for new development. Of particular relevance to this case is the need to balance the social need to provide new housing against the environmental impacts having regard to the presumption in favour of sustainable development.

Paragraph 14 of the NPPF states that in decision taking the presumption in favour of sustainable development means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework, taken as a whole, or
 - specific policies in this Framework indicate development should be restricted.

In this case, none of the designations listed under Footnote 9 apply. The starting point for the assessment of the proposals in accordance with the NPPF is therefore whether the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework, taken as a whole. As part of this it must be considered, amongst other things, whether Ampney Crucis is a sustainable location for the scale of development proposed. Such matters fall to be assessed in the planning balance.

(c) Sustainability and the emerging Local Plan

The Cotswold District Local Plan 2011-2031: Submission Draft Reg.19 (June 2016) consultation document does not identify Ampney Crucis as a settlement that has sufficient facilities and services to accommodate significant new residential development in the period up until 2031. As such, no allocations are proposed within Ampney Crucis as part of the emerging housing strategy.

This conclusion is drawn primarily from the evidence base that supports the emerging Local Plan, and principally, the 'Role and Function of Settlements Study'. While it is accepted that the emerging Local Plan can be afforded only limited weight in decision making until such time that it is independently examined and found sound, regard should be had to the fact that the supporting evidence does suggest that Ampney Crucis is not a sustainable location for significant new development. However, in the spirit of the NPPF, this does not mean that the settlement has no capacity to accommodate new residential dwellings. Such proposals for development fall to be assessed on their own merits and on a site by site basis.

There have been recent planning applications for single new residential dwellings within/adjoining Ampney Crucis or nearby settlements that have either been granted permission or refused on the grounds that did not include the principle of development. For example a single dwelling has been granted at The Old Mortar Mill in Ampney Crucis (16/04932/FUL) in March 2017, following a refusal (15/05598/FUL) based solely upon the impact upon the setting of heritage assets. There will however, be a limit as to the number of dwellings that Ampney Crucis could reasonably and sustainably accommodate in accordance with local and national planning policy.

Emerging draft Policy DS3 (Residential Development Outside The Principal Settlements), contained in the Draft Reg.19 Consultation Document, infers support for the erection of small-scale residential development provided that it is within or adjacent to a rural settlement, demonstrably supports or enhances the vitality of the local community, is of a proportionate scale and maintains and enhances sustainable patterns of development, complements the form and character of the settlement and does not have an adverse cumulative impact on the settlement. However, given the draft status of the emerging Local Plan, policies such as Policy DS3 can be accorded only very limited weight at present.

(d) Five Year Housing Land Supply

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

In May 2016 an updated five year housing land supply report was published as part of the Council's usual annual monitoring. The May 2016 report identifies that the Council is able to demonstrate a five year housing land supply of 7.54 years against an annual Objectively Assessed Need (OAN) of 420 dwellings per annum, plus a 5% buffer. The Council's robust and positive land supply position is a material consideration in the determination of this application and effectively reduces the weight to be accorded to the delivery of market housing in the planning balance.

(e) Conservation and Design

The site lies a short distance from the Ampney Crucis Conservation Area boundary, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990. This applies to land within the conservation area, but it is recognised that development affecting the setting of a conservation area, and through this its character and appearance, is a material consideration in relation to this statutory duty, and of course to the requirements of the NPPF set out below.

Section 7 of the NPPF requires good design. Paragraph 58 states that decisions should ensure that developments: function well in the long term and add to the overall quality of an area; establish a strong sense of place, creating attractive and comfortable places; and respond to local character and history, reflecting the identity of the surroundings and materials, whilst not stifling innovation. Paragraph 60 states that local distinctiveness should be promoted or reinforced and paragraph 61 that connections between people and places, with the integration of new development into the built and historic environment.

Section 12 of the National Planning Policy Framework asks that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 132 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also states that significance can be harmed through alteration or development within the setting. Paragraph 134 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

Policy 15 of the Cotswold District Local Plan states that development must preserve or enhance the character or appearance of the area as a whole, or any part of that area. It states that development will be permitted unless: new or altered buildings are out-of-keeping with the special character or appearance of the area in general or in a particular location (in siting, scale, form, proportions, design or materials); or there would be the loss of open spaces that make a valuable contribution, or allow important views into or out of the area.

Policy 42 of the Local Plan requires that development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of the Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship.

The proposal is to construct two houses which are shown to be adjacent to a grain storage building, which is a large building that does not make a positive architectural contribution to its surroundings, and its removal is considered to be required in visual terms to justify a very limited amount of new residential development in comparison to the existing structures. It is considered important to restrict the amount of residential development along this lane, in order to preserve the rural character of the site and avoid any suburbanisation of this quiet edge of the village.

In themselves, two houses, set in a linear fashion, addressing the lane, are considered to be in-keeping with precedents for outlying cottages just outside of villages. With the grain storage building being removed, there is considered to be a visual enhancement offered for the area,

preserving the rural character of the lane, and respecting the historic settlement pattern of Ampney Crucis.

The houses proposed have been amended from the original submission, with their height being reduced. Their forms are entirely traditional, with steep roof pitches and gables. Subject to high quality materials and detailing, they are considered to respect the distinctiveness of the local vernacular style. In addition, the garage is shown to be provided in the form of an open carport, whilst the front boundary wall has been amended to be 1.2 metres in height.

(f) Landscape impact

Within the Core Planning Principles of the NPPF, at paragraph 17, it is stated that the planning system should promote the vitality of our main urban areas, protecting the green belts around them and 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 19 of the Local Plan states that development appropriate to a rural area will be permitted, provided that the proposal relates well to existing development. The status of Policy 19 is not up-to-date with the NPPF in terms of assessing new-built housing development; however, in assessing the suitability of sites and the impacts of development, this policy is not dissimilar and aligns with paragraph 17 and Section 7 of the NPPF.

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

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.

The village is not located within any designated landscape area, and is rectangular in shape and occupies an area of hard standing. Apart from the grain store building to the west, the neighbouring land uses include an existing domestic garden to the east and open agricultural land to the north. Access is obtained from Backs Lane, a narrow country lane which borders the southern boundary of the site.

At county level the site is located within 'Dipslope Lowland' and is further refined as 'TV 3B The Ampneys' (LDA Gloucestershire Landscape Character Assessment, January 2006). Key characteristics of this landscape are 'Broad area of gently sloping, undulating lowland with a predominantly south easterly fall; Well-managed productive landscape with general predominance of medium to large scale arable fields and smaller scale improved pastures; Boundaries comprise of varying quality, together with stone walls and post and wire fencing; Settlements pattern of intermittent linear and nucleated villages, hamlets and isolated farmsteads'. It is also stated within the assessment that 'The majority of villages have a broadly linear form, for example Ampney Crucis' and 'Beyond the main settled areas is a pattern of scattered farms and dwellings, often accessed via network of minor tracks'.

The wider landscape is considered to be typical of the 'Dipslope Lowland' character type, whilst any further development must respect the existing development pattern of the village which is fairly linear. A Landscape and Visual Impact Assessment (LVIA), dated December 2016, has been submitted in support of the proposal. An assessment of views from the surrounding area was undertaken and it was considered that views were mainly restricted to a small envelope. It was concluded that the visual impacts would at worst (from Backs Lane) be Slight Adverse, but in all other cases would be Negligible to Moderate beneficial. The LVIA also states that the new development to this site would help to soften views of the grain store and reduce the wider landscape impact of the structure.

Officers consider that views would be restricted to a small envelope from the local context. As stated in the LVIA the development would be particularly prominent along Backs Lane and from the Public Right of Way (BAC2) to the north of the site where views can be obtained across the open field.

The reduction in the height of the dwellings to 8.75m is considered to be acceptable in landscape terms, and subject to the conditions recommended, including the landscaping of the site of the grain store, there is no objection raised to the proposal.

(g) Biodiversity

The proposed development site is in a rural location on the edge of the village, surrounded by fields, lanes/paths and a garden. The site itself comprises primarily modern agricultural barn, hardstandings and associated vegetation. The proposed development site is located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone although the type of development is not included as being of high risk.

A bat survey has been submitted that includes the adjacent agricultural buildings. The assessment was limited to bats and owls and does not cover the proposed site in detail. This survey is more than two years old and in normal circumstances we would expect an up-date, but given the habitats present on the actual development site that is not considered necessary in this instance.

The retention and re-instatement of any hedgerows would be beneficial for biodiversity, as would the inclusion of any habitat creation features in the new buildings or gardens. There are no objections to the proposed development on biodiversity grounds, having regard to Policy 9 of the Local Plan and paragraphs 109 and 118 of the NPPF.

(h) Residential amenity

The proximity of the application site to the grain dryer, which is located to the west of the grain store to be demolished, has been consulted upon with Environmental and Regulatory Services. Considering the location of the closest retained agricultural building, which would be approximately 54.5 metres from the nearest proposed dwelling, no objection has been raised to the proposal on amenity grounds.

The removal of the grain store would be secured by condition, which would be justified by the need to provide an acceptable level of amenity to occupiers of the proposed dwellings.

The proposal is, therefore, considered to accord with paragraph 17 of the NPPF and Policy 5 of the Local Plan.

9. Conclusion:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

Ampney Crucis is not a settlement that benefits from an adopted development boundary therefore the site is considered to be in the open countryside where Local Plan Policy 19 (Development Outside Development Boundaries) applies. Local Plan Policy 19 seeks to restrict the development of open market dwellings outside of settlement boundaries. It must therefore be accepted that the erection of new open market dwellings on the site would not accord with the provisions of the development plan.

Notwithstanding, having regard to recent Inspectors decisions, local planning decisions and the fact that Local Plan Policy 19 is considered out of date, it is considered that the erection of a pair of dwellings upon this site, together with the demolition of the existing grain store, would be

acceptable, and in accordance with the policies in the development Plan, in addition to the NPPF, which are not outweighed by other material planning considerations.

The recommendation is for planning permission to be granted.

10. Proposed conditions:

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

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

2. The development hereby approved shall be implemented in accordance with the following drawing numbers: 1783.100-C; 110-B and 181-B.

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

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

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

4. The roofslopes of the development hereby permitted shall be covered with natural or artificial stones tiles laid to diminishing courses and shall be permanently retained as such thereafter.

Reason: To ensure that, in accordance with Cotswold District Local Plan, the development will be constructed of materials that are appropriate to the site and its surroundings. It is important to protect and maintain the character and appearance of the area in which this development is located.

5. Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

6. Prior to the construction of any external wall of the development hereby approved, a sample panel of the boundary walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

7. All proposed stone window surrounds shall be constructed in natural Cotswold stone and shall be permanently retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character of the development in accordance with Cotswold District Local Plan Policy 42.

8. Prior to the first occupation of the development hereby permitted, the windows and doors shall be finished in a colour to be first submitted to and approved in writing by the Local Planning Authority and shall thereafter be permanently retained in the approved colour unless otherwise agreed in writing by the Local Planning Authority.

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

9. All door and window frames shall be recessed a minimum of 75mm into the external walls of the building and shall be permanently retained as such thereafter.

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

10. No bargeboards or eaves fascias shall be used in the proposed development.

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

11. New rainwater goods shall be of cast iron construction or a substitute which has been approved in writing by the Local Planning Authority and shall be permanently retained as such thereafter.

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

12. Prior to the installation/insertion/construction of the development hereby approved, details of the chimneys, string courses, oculus, window surrounds, windows, doors, porches and porch canopies, garage doors or internal treatment of garage walls, gates shall be submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

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

13. Prior to the construction of any external wall of the development hereby approved, the grain storage building shown on drawing 1783.010-A shall be demolished and the materials permanently removed from the site.

Reason: In the interests of visual and residential amenity, in accordance with Policies 5 and 42 of the Cotswold District Local Plan.

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

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

15. The entire landscaping scheme shall be completed by the end of the planting season immediately following the completion of the development or the site being brought into use, whichever is the sooner.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy 45.

16. Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy 45.

17. Prior to the first use/occupation of the development hereby approved, artificial bird nesting sites/boxes and artificial bat roosting sites/boxes have be installed fully in accordance with details agreed in writing by the Local Planning Authority and they shall be retained fully in accordance with the detail agreed thereafter.

Reason: To ensure that bird and bat species are protected and their habitat enhanced. (Nesting birds are protected under the Wildlife and Countryside Act 1981 as amended. All species of bats are protected under the Wildlife and Countryside Act 1981 as amended and the Conservation of Habitats and Species Regulations 2010).

18. Prior to the first use/occupation of the development hereby approved, artificial bird nesting sites/boxes have be installed fully in accordance with details agreed by the Local Planning Authority and they shall be retained fully in accordance with the approved details.

Reason: To ensure that bird species are protected and their habitat enhanced. (Nesting birds and barn owls are protected under the Wildlife and Countryside Act 1981 as amended).

19. Prior to the first use/occupation of the development hereby approved, parking and manoeuvring facilities within the site shall be provided fully in accordance with details that have been first agreed in writing by the Local Planning Authority and the parking and manoeuvring facilities shall be retained fully in accordance with the details thereafter.

Reason: In the interests of highway safety, and in order to ensure that the development complies with Cotswold District Local Plan Policy 39.

20. 1. Prior to the commencement of the development hereby permitted a land contamination assessment and associated remedial strategy, together with a timetable of works, shall be submitted to and approved in writing by the Local Planning Authority:

(a) The land contamination assessment shall include a desk study and site reconnaissance and shall be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses, identify risks to human health and the environment, and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be submitted and approved in writing by the Local Planning Authority prior to investigations commencing on site.

(b) The site investigation shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to and approved in writing by the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

2. Prior to occupation of the development hereby permitted:

(a) Approved remediation works shall be carried out in full on site under a Quality Assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority in writing.

(b) A completion report shall be submitted to and approved in writing by the Local Planning Authority. The completion report shall include details of the proposed remediation works and Quality Assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the completion report together with the necessary waste transfer documentation detailing what waste materials have been removed from the site.

(c) A certificate signed by the developer shall be submitted to the Local Planning Authority confirming that the appropriate works have been undertaken as detailed in the completion report.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the National Planning Policy Framework and Policy 5 of the Cotswold District Local Plan.



Land at Backs Lane Ampney Crucis

Scale: 1:2500

Organisation: Cotswold District Council

Department:

Date: 26/05/2017

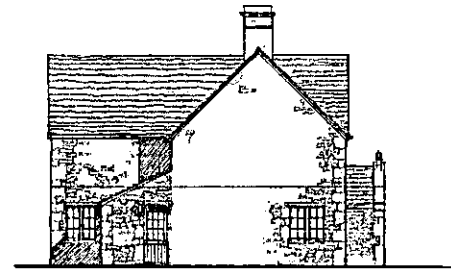


COTSWOLD
DISTRICT COUNCIL

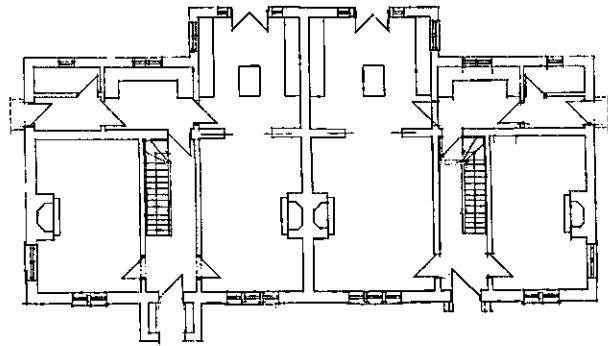




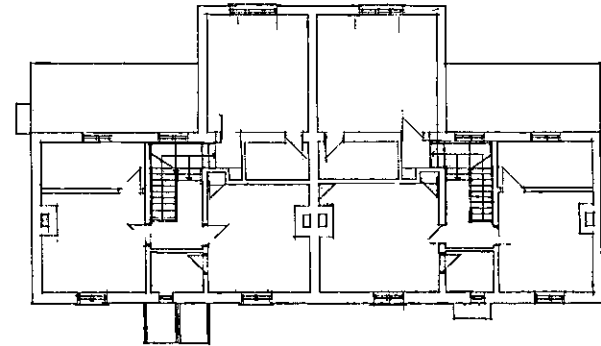
South East Elevation



North East Elevation



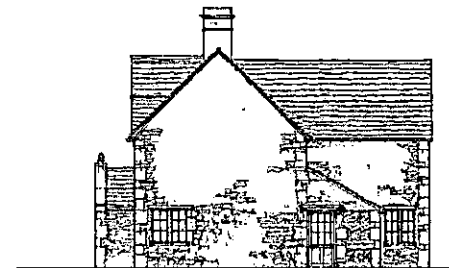
Ground Floor



First Floor



North West Elevation



South East Elevation

- General Notes:**
1. This drawing is to be read in conjunction with other consultative drawings.
 2. Check site conditions prior to commencement of work.
 3. Discrepancies must be reported directly to the Architect.
 4. Do not scale off drawing, use figured dimensions only.
 5. This drawing may be issued in colour, and may be a non-standard paper size.

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C	22.03.17	Final Project & not to be used without approval	HC
D	24.07.16	Issued for Government	HC
E	18.10.16	Issued for Pre-Application Advice	HC
Rev / Date		Issued	Drawn

Scale: 1:100 @ A1

CA Serial Number: 41640

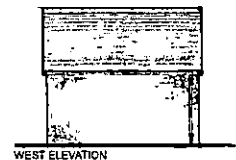
YIANGOU
YIANGOU ARCHITECTS

Dir: Helei & Dan Brown
Consultants: Helei, Dan & P
102265 546 760
A member of the YIANGOU GROUP
a world of possibilities with a new perspective

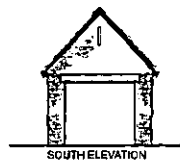
Client	Cruck Park Farm Partnership
Project Address	Grain Barn, Armgrey Crick, Gloucestershire
Project Description	Proposed Dwellings
Drawing Title	Collage Design
Drawing No.	1723.100
Rev.	C

General Notes:

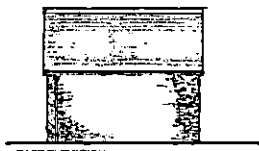
1. This drawing is to be read in conjunction with other consultants drawings
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WEST ELEVATION



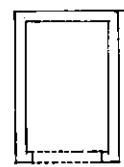
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

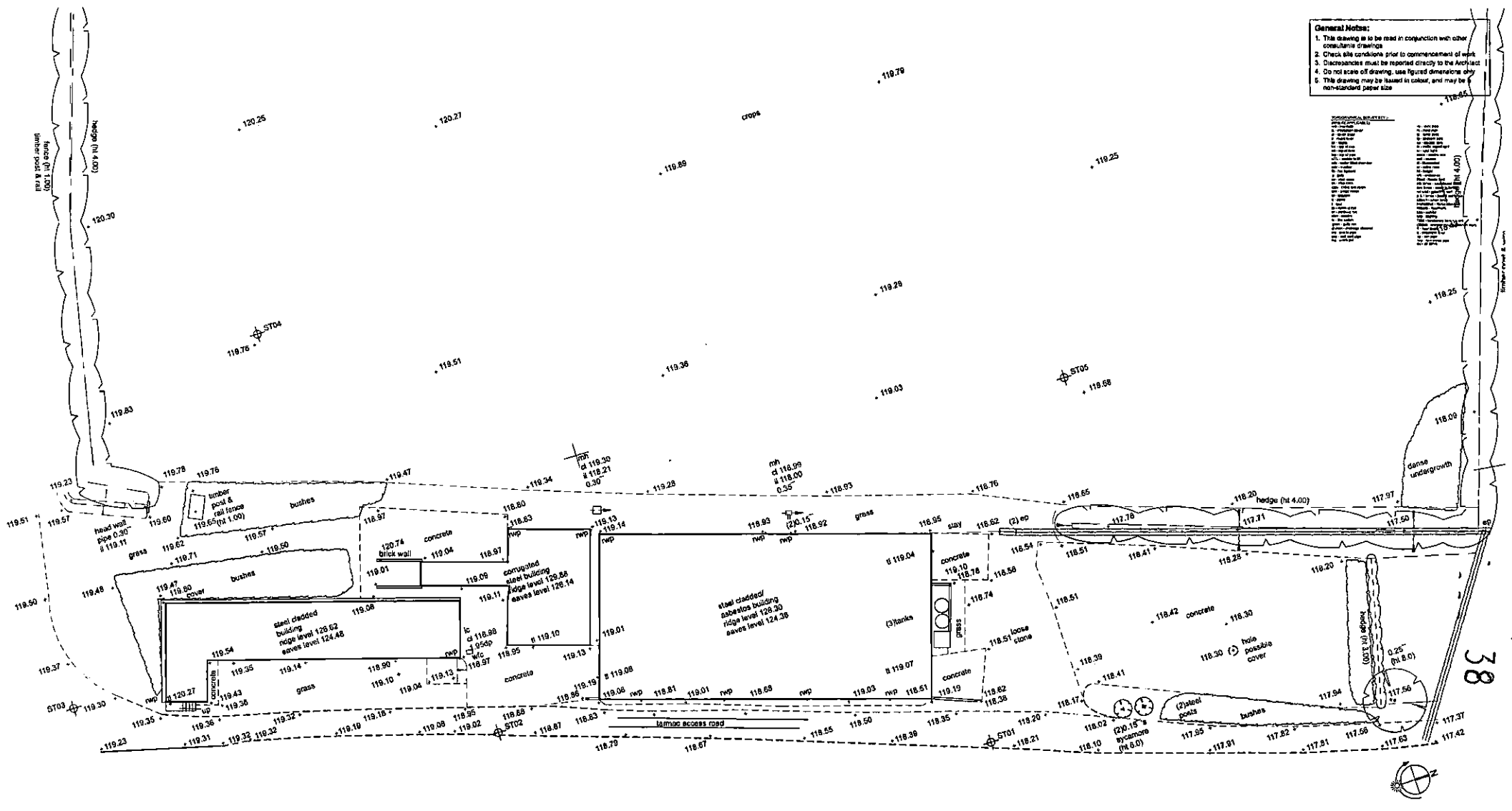


37

3	22.03.17	Garage included	AMS
A	17.08.18	Issue for planning	SH
Rev	Date	Notes	Drawn
Scale	1:100 @ A1		0 5m 10m
QA Serial Number	J1645		
YIANGOU YIANGOU ARCHITECTS		Unit 1001, 220-222 Cross Street, Singapore 054211 Tel: +65 6339 8888 Email: info@yangou.com www.yangou.com	
Client	Cross Park Farm Partnership		
Project Address	Glen Barr, Arnprior Crags, Clackmannanshire		
Project Description	Proposed Driveway		
Drawing Title	Proposed Garage Elevation (Static)		
Drawing No.	1763.181	Rev.	B

General Notes:
 1. This drawing is to be read in conjunction with other consultative drawings.
 2. Check site conditions prior to commencement of work.
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 4. Do not scale off drawing, use figured dimensions only.
 5. This drawing may be issued in colour, and may be of non-standard paper size.

- SYMBOLS**
- 1. Proposed structure
 - 2. Existing structure
 - 3. Proposed driveway
 - 4. Proposed fence
 - 5. Proposed garden bed
 - 6. Proposed lawn
 - 7. Proposed garden bed
 - 8. Proposed garden bed
 - 9. Proposed garden bed
 - 10. Proposed garden bed
 - 11. Proposed garden bed
 - 12. Proposed garden bed
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 - 45. Proposed garden bed
 - 46. Proposed garden bed
 - 47. Proposed garden bed
 - 48. Proposed garden bed
 - 49. Proposed garden bed
 - 50. Proposed garden bed



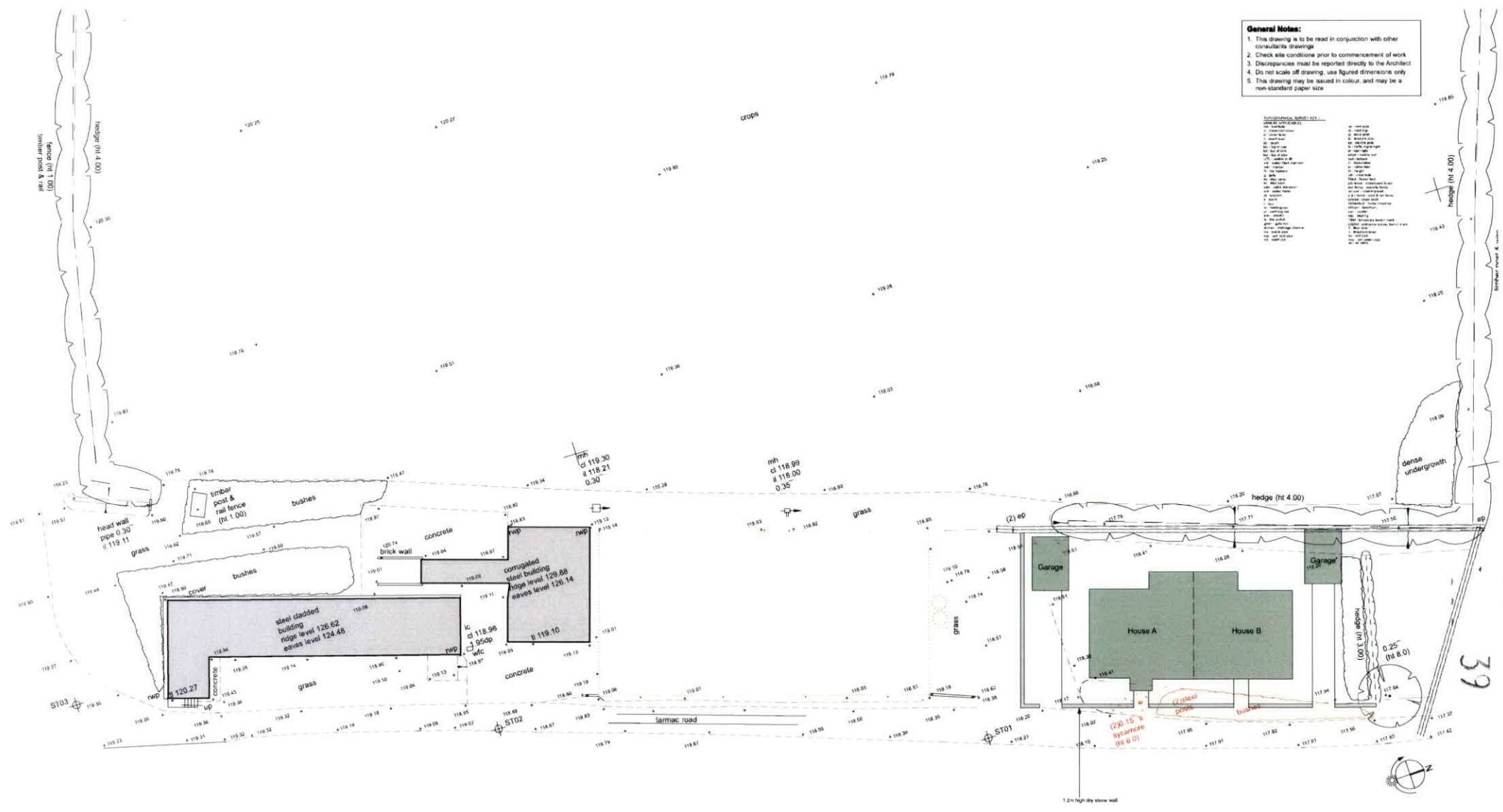
38

Drawn	17/06/18	AutoCAD	2/4
Scale	1:200 @ A1	Client	Chad Park Farm Partnership
QA Ref No	17404	Project Address	Chad Park Farm, Chad Park, Chad Park, NSW 2833
YIANGOU YIANGOU ARCHITECTS			
Client	Chad Park Farm Partnership	Project Address	Chad Park Farm, Chad Park, Chad Park, NSW 2833
Project Address	Chad Park Farm, Chad Park, Chad Park, NSW 2833	Project Description	Proposed Dwelling
Project Description	Proposed Dwelling	Drawing Title	Existing Site Plan
Drawing No.	1783.01D	Rev.	A

General Notes:

1. This drawing is to be read in conjunction with other consultative drawings.
2. Check site conditions prior to commencement of work.
3. Discrepancies must be reported directly to the Architect.
4. Do not scale off drawing, use figured dimensions only.
5. This drawing may be issued in colour, and may be a non-standard paper size.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	Existing boundary	10	Proposed boundary
2	Existing fence	11	Proposed fence
3	Existing wall	12	Proposed wall
4	Existing roof	13	Proposed roof
5	Existing floor	14	Proposed floor
6	Existing window	15	Proposed window
7	Existing door	16	Proposed door
8	Existing staircase	17	Proposed staircase
9	Existing ramp	18	Proposed ramp
19	Existing driveway	19	Proposed driveway
20	Existing parking	20	Proposed parking
21	Existing garden	21	Proposed garden
22	Existing lawn	22	Proposed lawn
23	Existing trees	23	Proposed trees
24	Existing shrubs	24	Proposed shrubs
25	Existing hedges	25	Proposed hedges
26	Existing paths	26	Proposed paths
27	Existing roads	27	Proposed roads
28	Existing footpaths	28	Proposed footpaths
29	Existing boundaries	29	Proposed boundaries
30	Existing easements	30	Proposed easements



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KEY:

- Existing
- Proposed
- Demolitions

10	20/11/18	20/11/18	20/11/18
A	20/11/18	Issue for Planning	Rev
Rev	Date	Notes	Drawn
Scale	1:200 @ A1		
QA Serial Number	01111		
Client: Ustick Park Farm Partnership Project Address: Grant Barr, Armpy Crags, Gloucestershire Project Description: Proposed Dwelling Drawing Title: Proposed Site Plan Drawing No: 1783.110			
Rev.	B		



09/01/2017

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09/01/2017