

Item No 04:-

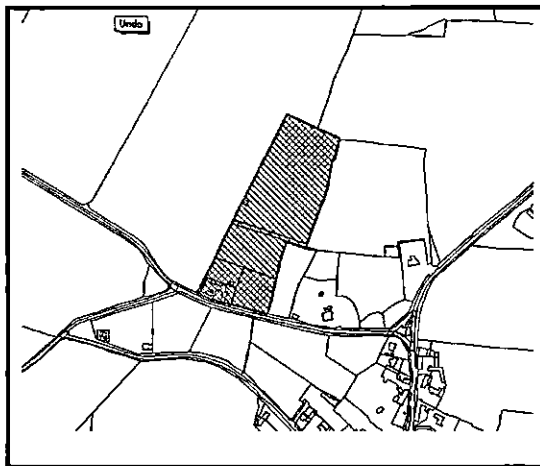
18/02796/FUL

**Land At Hill View
Church Road
Icomb
Gloucestershire**

Item No 04:-

**New dwelling at Land at
Hill View
Church Road Icomb**

Full Application 18/02796/FUL	
Applicant:	Mr Paul Hadaway
Agent:	Rural Solutions Ltd
Case Officer:	Adrian Walker
Ward Member(s):	Councillor Julian Beale
Committee Date:	13th March 2019

Site Plan

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RECOMMENDATION: REFUSE**Main Issues:**

- (a) Principle of development
- (b) Design
- (c) Landscape and the Cotswold AONB
- (d) Biodiversity
- (e) Residential Amenity
- (f) Highway Safety and Parking Provision

Reasons for Referral:

Cllr Beale has referred the application to Committee as it is an exceptional proposal which needs to be debated

1. Site Description:

The application site is located to the north west of the Village of Icomb, Gloucestershire. The site consists of open agricultural fields to the north and a small area of land with a mixture of equestrian buildings and hardstanding by the entrance of the site to the south.

The site is located outside of the Icomb Conservation area but within the Cotswold Area of Outstanding Natural Beauty (AONB).

2. Relevant Planning History:

03/01291/FUL: Change of use of agricultural land and erection of building for the housing of horses and associated fodder storage. Permitted 10.09.2003

08/01749/FUL: Change of use of land and the retention of the mobile home as a single private gypsy site. Refused 28.11.2008 - Allowed at Appeal

13/04155/FUL: Erection of a dwelling to replace a static caravan (single private gypsy site). Refused 29.11.2013

14/01319/FUL: Erection of a two-bedroomed house to replace static caravan (to be used in conjunction with planning approval CD.8727/A a lawful business). Refused 12.05.2014

3. Planning Policies:

NPPF National Planning Policy Framework
 DS4 Open Market Housing o/s Principal/non-Principal
 EN2 Design of Built & Natural Environment
 EN4 The Wider Natural & Historic Landscape
 EN5 Cotswold AONB

4. Observations of Consultees:

Landscape Officer: The Landscape Officer has raised objections to the application which have been incorporated in to the 'Officer's Assessment' of this report.

Conservation Officer: The Conservation Officer has raised objections to the application which have been incorporated in to the 'Officer's Assessment' of this report.

Biodiversity Officer: No objections subject to conditions.

Environmental Health Contamination: No objection subject to conditions.

Drainage Engineer: No objection subject to conditions.

Natural England: No comment.

GCC Archaeologist: No objection subject to conditions.

5. View of Town/Parish Council:

No comments received.

6. Other Representations:

Representations from 11 local residents have been received objecting to the planning application on the following grounds:

- Design
- Materials
- Siting

- Landscape
- Impact on Conservation Area
- Impact on AONB
- Privacy, Light and Noise
- Biodiversity
- Not in accordance with para55/79 of the NPPF

Representations 8 local residents have been received supporting the application on the following grounds:

- Design
- Setting enhancements
- Light pollution reduction
- Consultation process
- Trees and Landscaping
- Sustainability
- Impact on Conservation Area
- Biodiversity improvements

7. Applicant's Supporting Information:

Design Brochure
 Design, Landscape and Supporting Statement
 Landscape & Visual Appraisal
 Developed Landscape Design
 Ecological Design, Creation and Management
 Flood Risk Assessment
 Drainage Statement and Drainage Maintenance Strategy
 Energy Study

8. Officer's Assessment:

(a) Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that: 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.' The starting point for the determination of this application therefore is the current development plan for the District which is the Cotswold District Local Plan 2011-2031 (Local Plan).

The Plan's development strategy seeks to promote sustainable patterns of development in the District and residential development in rural areas is directed to those locations where it will enhance or maintain the vitality of rural communities.

Icomb is a small rural village characterised by stone farm buildings, large houses, and cottages which cluster informally around the narrow lanes. The village is largely designated within the Conservation Area boundary. The application site is located outside of the Conservation Area and outside of what is considered the extent of the village. Consequently, the proposal is not located in a settlement for the purposes of Local Plan Policy DS3 (Small-Scale Residential Development in Non-Principal Settlements). Officers therefore consider the proposal to be an open market housing development outside a Principal and Non-Principal Settlement. Development in such locations is covered by Policy DS4 (Open Market Housing Outside Development Boundaries and Non-Principal Settlements).

Policy DS4 states:

New-build open market housing will not be permitted outside Principal and Non-Principal Settlements unless it is in accordance with other policies that expressly deal with residential development in such locations.

The supporting text in the Local Plan accompanying Policy DS4 states:

6.4.2: The Local Plan's Development Strategy seeks to promote sustainability by focussing most growth in 17 Principal Settlements, notably Cirencester (Policy DS2), while facilitating small-scale residential development in non-Principal Settlements (Policy DS3). The Strategy facilitates sufficient development within Development Boundaries to meet, in full, the District's objectively assessed housing needs over the Plan period.

6.4.3: Besides the provisions of NPPF 55, which makes an exception for country houses that are truly outstanding or innovative, the Local Plan has policies that potentially allow for certain types of housing development in the countryside including:

- affordable housing on rural exceptions sites (Policy H3);
- housing for rural workers (Policy H5);
- accommodation for gypsies and travellers (Policy H7); and
- conversion of rural buildings (Policy EC6).

6.4.4: Policy DS4 is intended to preclude, in principle, the development of speculative new-build open market housing which, for strategic reasons, is not needed in the countryside. The policy does not, however preclude the development of some open market housing in rural locations; for example, dwellings resulting from the replacement or sub-division of existing dwellings, or housing created from the conversion of rural buildings. It would also not prevent alterations to, or extensions of, existing buildings.

6.4.5: For the purposes of Policy DS4, any land that falls outside Development Boundaries and Non-Principal Settlements is referred to as countryside, even if it is technically previously developed land.

Since the adoption of the Local Plan the NPPF has been updated and paragraph 79 replaces the former paragraph 55, whilst the wording has changed slightly the central theme remains the same.

Paragraph 79 states:

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential dwelling; or
- e) the design is of exceptional quality, in that it:
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

The current proposal is for the erection of an open market dwelling in the open countryside in an area covered by Policy DS4. The planning application and supporting information seeks to meet the requirements of Paragraph 79e of the NPPF as detailed above. This will be analysed in the following sections of the report.

(b) Design

Section 12 of the NPPF seeks to achieve well-designed places. Paragraph 124 states that, 'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

Paragraph 127 of the NPPF ensures that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 131 states that in determining applications, "great weight should be given to outstanding or innovative designs ... so long as they fit in with the overall form and layout of their surroundings."

Planning Practice Guidance

Paragraph 4 of the design section advises that Local authorities should: "give great weight to outstanding or innovative designs which help to raise the standard of design more generally in the area. This could include the use of innovative construction materials and techniques".

Policy EN2 of the Local Plan states that 'Development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality.' The Cotswold Design Code (Appendix D within the Local Plan) requires that development should be environmentally sustainable and designed in a manner than respects the character, appearance and local distinctiveness of the Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship.

Paragraph D.29 of the Cotswold Design Code states that "original and innovative proposals that reinforce a sense of place and help raise the standard of design generally are welcomed."

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Paragraph D.31 states that the "massing and elevation of buildings of contemporary design should be broken, to avoid a brutal or monolithic appearance."

Paragraph D.32 advises that the use of local materials, especially stone, will help ensure that contemporary developments harmonise with their surroundings, although paragraph D.33 further states that the use of modern, non-local materials, can sometimes contribute towards the quality of a contemporary design.

Local Plan Policy EN11 states that development proposals that would affect Conservation Areas and their settings will be permitted provided they preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features. Section 16 of the NPPF seeks to conserve and enhance the historic environment and reflects Policy EN11.

The site lies approximately 20 metres from the Icomb Conservation Area. The proposed dwelling would have a neutral impact upon the setting and significance of the Conservation Area, or the ability to appreciate that significance; neither enhancing, nor harming it.

The dwelling would be visible in few locations within the Conservation Area, or approaches to or from it; and what views exist would be more glimpses. The principle of seeing a substantial dwelling in the vicinity of Icomb is not intrinsically harmful.

Paragraph 79 of the NPPF requires the design to be not just good architecture or design, but 'truly outstanding or innovative'. The Oxford English Dictionary (OED) definitions of these terms are as follows:

Truly: - to the fullest degree; genuinely or properly.

- [as submodifier] absolutely or completely (used for emphasis).

- In actual fact or without doubt; really.

Outstanding: - exceptionally good.

Innovative: - (of a product, idea, etc.) featuring new methods; advanced and original.

The proposal has been reviewed a number of times by the South West Design Review Panel. In their final review letter they concluded that the scheme is of 'considerable worth that we believe to be of exceptional quality, truly outstanding and innovative'. The review highlighted the proposals sound analysis of the landscape with a strong convincing design. It considered the ecology measures to be innovative and the siting of the dwelling harmonious in the rural AONB setting. Whilst this opinion carries weight in the determination process, the Local Planning Authority's assessment has come to a different conclusion in a number of areas.

Truly Outstanding

From the OED definitions, the design must not just be good, but must be absolutely and beyond doubt exceptionally good.

The design of the proposed house would have a complex layout that responds to the surrounding topography. The house would be approached from a forecourt, from where it would appear single-storey, and effectively concealed behind a wall that is faced in Cotswold stone panels within articulating piers and an eave of concrete.

From the south-east, it would reveal itself as a two-storey, flat-roofed building. The elevation is articulated with a recession at the upper level, and a large, single-storey projection at the lower

level. This elevation of the building would be composed of glazing set within what would appear as an expressed concrete frame. What appears as expressed concrete floor slabs create unbroken and visually heavy horizontals; between which concrete piers or panels alternate with glazing. These horizontals appear visually dominant, and are not meaningfully challenged by the verticals, even the chimney. The effect slightly echoes some of the works of Frank Lloyd Wright, although the unbroken weight of the horizontals/floor slabs does seem to echo concrete-framed, modernist/brutalist post-war architecture, and has a slightly municipal character.

The articulation of the upper-level recess (the gallery) creates a regular and comparatively pizzicato rhythm, and the overhang of the concrete eave provides some sense of relief and sculptural three-dimensionality. The pattern of fenestration elsewhere appears more arbitrary, with little obvious underlying rationale, other than as a reflection of the internal plan-form, and with the eave/floor slab being flush, to the concrete piers/panels which would potentially give a very harsh, unrelieved mass.

The layout and plan-form of the building are complex and rectilinear but asymmetrical, and break up the mass of the building, helping to integrate it into the landscape, in a way that has its origins in traditional Japanese architecture (one of the most famous examples being the Imperial villa at Katsura); such architecture influences Lloyd-Wright in his early work in Oak Park, Chicago in the late-19th century. This integration would be enhanced by the use of grass roofs.

Overall the plan-form of the building, the nature of some of the internal spaces, and the blurring of the divisions between inside and outside are interesting, however the elevations appear somewhat disappointing. The emphasis of an expressed concrete structure gives a very dated appearance, and the strong horizontal bands/floor slabs gives a heavy, slightly oppressive and monolithic character to the elevations, and there does not appear to be a consistent rationale behind the pattern of the fenestration.

The very strong, geometric forms of the building, in conjunction with the dominant horizontals, lend the building a weight and mass that feels heavy and monolithic. Furthermore, the principal, south-east elevation would be constructed from concrete and glass, with no use of local materials to relate the aggressively contemporary design to its locality.

This would feel entirely alien to its context, not just in terms of the landscape, but also to the defining built characteristics of the area.

Consequently whilst the proposed dwelling has some merit, it is not considered it would meet the requirement of being truly outstanding.

Innovative

In architectural design terms, as considered above, the dwelling has some interesting features, particularly in terms of its plan-form and the interrelationship between internal and external spaces. However, such ideas have been used in western architecture since the latter-19th century (Frank Lloyd Wright), and particularly in the second half of the 20th century; in the east, particularly Japan, they have been used for centuries (as they arguably were in ancient Greek and Roman high-status domestic architecture). Thus however attractive and interesting they are, they are neither new nor innovative.

The articulation of the elevations with a visually dominant concrete frame, particularly in conjunction with very rectilinear forms and heavy expressed horizontals strongly resembles mid-20th century architectural forms, and again does not come across as particularly new or innovative.

The use of more environmentally sustainable features, such as grass roofs is a very attractive feature, which has worked successfully on many buildings over the last few years; but again is now quite a common feature on contemporary buildings.

As such, whilst there are elements of the design are successful, it is considered that there is little about the architectural design that appears new, original or innovative.

(c) Landscape and the Cotswold AONB

The site is located within the Cotswold AONB. Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

Paragraph 170 of the National Planning Policy Framework requires the planning system to recognise the intrinsic character and beauty of the countryside.

Paragraph 172 of the National Planning Policy Framework states that great weight should be given to conserving landscape and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty.

Paragraph 180 of the National Planning Policy Framework states that decisions should ensure that new development is appropriate for its location and should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Policy EN4 of the Local Plan states that development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas. This policy requires that proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, settlement patterns and heritage assets.

Policy EN5 of the Local Plan states that in determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.

The new Design Code (Appendix D within the Local Plan) reinforces and expands upon these principles. D.9 states that development should respond to its context, and its specific landscape setting. D.17 states that excessive or uncharacteristic bulk should be avoided and that new buildings should generally not dominate their surroundings, but should complement the existing structures or landscape, and sit comfortably within their setting.

Paragraph 79 of the NPPF requires the design to 'significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.'

To be able to assess whether the design would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area, it is important to understand the site context.

The site is located within the character area 15B Farmed Slopes: Vale of Moreton Farmed Slopes as defined in the Landscape Strategy and Guidelines for the Cotswolds AONB. Characteristics of this particular landscape character area are;

- Transitional landscape;
- Smooth gentle landform on lower slopes and sense of exposure on some upper slopes;
- Gentler landform on lower slopes;

- Landform has a consistent north-south orientation following the course of the Evenlode and Windrush;
- Small, often geometric, broadleaf and coniferous woodlands and tree belts along watercourses draining the slopes;
- Large deciduous and mixed woodlands bordering parklands integrated by strong hedgerow network;
- Limited ancient woodlands and species rich grasslands;
- Numerous historic parklands;
- Productive arable and pasture farmland;
- Strong pattern of hedgerows;
- Small stone villages and hamlets;
- Areas of ridge and furrow on lower slopes;
- Scrub encroachment on some steeper slopes.

In terms of 'isolated development' the Strategies and Guidelines section of the Landscape Character Assessment make a number of recommendations. Those which are relevant to the site are listed below;

- Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated;
- Protect the undeveloped, open, unlit character of much of the Farmed Slopes;
- Oppose new housing on the Farmed Slopes (unless special circumstances apply in accordance with Paragraph 55 of the NPPF and development conserves and enhances the AONB as required by the CRoW Act 2000);
- Conserve the distinctive rural and dispersed settlement pattern;
- Maintain the sense of openness and consider the impact of development proposals on views to and from the Farmed Slopes, including the impact of cumulative development;
- Control the proliferation of suburban building styles and materials;
- Landscaping schemes accompanying development should encourage the planting of appropriately sized native trees, shrubs and traditional fruit varieties, whilst discouraging large alien tree species such as eucalypts and conifers and inappropriate forms and cultivars of native species, particularly on fringes of open countryside.

The holistic approach to this scheme is appropriate and commendable as noted by the South West Design Review Panel. The site displays many of the key characteristics of the 15B Farmed Slopes and reads as part of the wider rural AONB setting. The removal of the abandoned structures, the suburban planting and also the improvement of hedgerows and introduction of new habitats would offer enhancements and it is considered that these enhancements would fit in with the key characteristics of Farmed Slopes i.e. small woodlands, tree belts, pasture and a strong pattern of hedgerows. The landscape enhancements are considered to be an excellent example of best practise and go much further than many other applications for individual dwellings.

The submitted Landscape Visual Appraisal (LVA), dated June 2018 provides an assessment of local and wider distance views. The LVA concludes that at worst the impact upon views would be 'Moderate Adverse', this would include a small number of local / medium distance views to the east of the site from the lane (adjacent to Rectory Farm) and also from Icomb Footpath 7 (to the south east). Two longer distance viewpoints were also assessed at night, from the Oxfordshire Way near Bledington, from here it was considered that there would be a 'Moderate Adverse' impact. It is noted that the visual envelope is limited and views are largely glimpsed; nonetheless, the impact upon these views would still be an important consideration.

It is considered the effect of lighting would impact upon all the views assessed in the LVA. Viewpoints 10 and 11 indicate that the site would be seen in isolation from any other built up

areas, including Icomb. While there are other light impacts within the vicinity, these are scattered across the hillside and the site is positioned within a dark gap.

One of the key characteristics and special qualities of the Cotswolds AONB is that of intrinsically dark skies. The Campaign to Protect Rural England (CPRE) has published 'tranquillity maps' which indicates that the site lies within the darkest category. The Cotswold Conservation Board Position Statement (2010) notes at paragraph 19 that;

"The Board will oppose any development proposals which will lead to a significant increase in noise pollution, light pollution or other loss of tranquillity, either individually or cumulatively, particularly within areas identified as being most tranquil or dark...".

The eastern elevation would be heavily glazed which would be visually intrusive in terms of the light spill at night and glint and glare in the day. This was something that was highlighted in the Design Review Panel report. To reduce the light spill the design has been revised by recessing the glazing and by extending the roof overhang, also to reduce the glint and glare it is proposed that non-reflective glass is used; however, given the expense of glazing proposed it is not considered that this would fully mitigate the visual impact.

Two viewpoints (10 and 11) were assessed at night as part of the LVA. It was concluded that the effect of lighting would have a 'Moderate Adverse' impact, the definition of this is 'a noticeable degradation of the landscape character, but are not likely to be key decision-making factors'. The site is located within an isolated elevated position, with little existing lighting impacts within the immediate locality. As a result magnitude of change would more likely be 'High' which would result in a 'Major Adverse' impact. It is also important to note that only two viewpoints were assessed at night as part of the LVA and it is likely that the spill of light would have a detrimental visual impact on a number of views, including the local/medium viewpoints identified in the LVA.

The overwhelming defining built characteristic of the area and indeed the wider district is the predominant use of local stone. This is the strongest unifying factor of a built heritage that extends from modest vernacular agricultural buildings and cottages, to large polite country houses built in a range of styles, some of which would, at the time, have been shockingly contemporary, but where the predominant use of a local material related them to their context. It is noted within the Cotswold Design Code that while in some instances the use of modern, non-local materials may contribute towards a successful contemporary design, the use of traditional local materials, most notably natural stone, would help to ensure that contemporary developments are harmonious with their surroundings.

The principle of contemporary new dwellings are supported, but, in accordance with the Design Code, they follow the tradition in having a design that reflects their time, but interpreted with the strong use of local stone (in conjunction with sometimes expansive glazing or other more contemporary materials).

The proposed new dwelling, particularly in its south-east elevation, makes little concession to the build characteristics of the local area, in terms of its form, massing or palette of materials, and would appear to relate no more to the Cotswolds than to any other part of the country.

The materials palette does include Cotswolds stone, but this is limited to the forecourt area which is concealed from public view. The eastern elevation that can be seen from public view would comprise of glazing set within a concrete frame, with little reference made to reinforce local distinctiveness which is regrettable. The concept of the landscape ribbon is commendable and would help to unify the building and the site; however, it is unfortunate that the proposed 'greening' would be restricted to the roof and elevations which are again concealed from public view.

(d) Biodiversity

Chapter 15 of the NPPF seeks to ensure development minimises the impact on and provided net gains for biodiversity.

Local Plan Policy EN8 supports development that conserves and enhances biodiversity and geodiversity, providing net gains where possible.

The proposal is considered to contribute significantly to the biodiversity enhancement of the site through habitat creation and integration of wildlife features into the built development. The approach to the design of the development is welcomed, as it has integrated biodiversity, landscape and architecture from the outset, which is considered to be a key benefit of the proposal.

Although the NPPF requires measurable net gain for biodiversity by developments (Chapter 15), there is no published guidance and there are no set thresholds for how net gain in biodiversity should be provided. Net gain principles were published in 2016 as part of an industry-led approach to this issue and further guidance is being developed.

Section 12.9 of the Design, Landscape and Supporting Statement (DLSS) states "The ecology enhancements will far exceed the standard policy recommendations for net biodiversity gain", but there are no such standards. Each planning application is assessed on a case by case basis with biodiversity enhancements incorporated wherever possible, normally based on the recommendations of the ecological consultant and/or my comments.

Overall, the proposed development would provide a significant amount of biodiversity benefit through the creation of woodland, orchard, wildlife pond, species-rich grassland, green roof, enhanced hedgerows, the use of wildlife-friendly garden plants and the provision of a variety of features for species such as bat, bird, insect and hedgehog boxes.

Section 6.7 of the DLSS states that the enhancements are over and above those required for overall net gain for biodiversity, but there are no published thresholds for net gain (as noted above). The biodiversity enhancements proposed are all considered to be best practice for the creation of new habitats and features within built development.

The Landscape Design document produced by Seed separates out the ecological enhancements into each of the planted areas, these being the woodland core, woodland edge, meadow/species-rich grassland, pond/wetland, domestic gardens and roofs, tree clumps and orchard, and ecology walls. The landscape and ecology features of the site have been developed together to ensure the delivery of "a very significant biodiversity enhancement of Hill View" (section 6.9 of the DLSS).

Section 7.10 of the DLSS states "...88% of the site will be given over to habitat creation and ecology. The enhancements will far exceed the general recommendations for net biodiversity gains. A programme of monitoring and reporting will be part of a 10-year management plan to map the improvements to the site and the impact of the ecology." However, only a 5-year monitoring programme has been recommended as part of the proposals. As identified in the summary table above and the key concepts table below, I consider that a 5-year programme would be insufficient.

The amount of biodiversity enhancement exceeds that which is generally incorporated into the design of the majority of developments (on an ad hoc basis depending on the developer's aims and objectives, the recommendations of the ecological consultant and the local planning authority's planning officer or ecologist). Most of the individual components of habitat creation are not considered to be innovative, as they are based on best practice. For example, the planting of native, species-rich and locally characteristic species of local provenance, the creation of new

habitats such as wildflower meadows and wildlife ponds, the use of wildlife-friendly plants in landscaped areas and the planting of fruit-bearing trees are regularly recommended as part of landscaping schemes. The integration of bat, bird, hedgehog and insect boxes are also often included either within a development proposal or required as a condition of planning consent. These components are best practice measures for enhancing biodiversity as part of new developments. They are not 'new', 'advanced' or 'original'.

An 'Ecological Design, Creation and Management' document prepared by Ecology by Design qualifies the "innovative elements" of the proposed development as 5 key concepts. The following table incorporates some explanation of these concepts and the Biodiversity Officer's response to each.

Key concepts	Proposal	Response
1. Focus on wider ecosystem approach rather than individual species	<p>The Ecological Design, Creation and Management (April 2018) document includes the following:</p> <ul style="list-style-type: none"> • Ecosystem perspective rather than focusing on single species mitigation • Significantly enhanced habitats to complement surrounding landscape • New habitats designed to flow across site, tying new dwelling into existing habitats and enhancing site as whole • Neighbouring properties have sought to enhance planting across their site to tie in with the applicant's new scheme • Maximise landscape scale benefits of woodland, meadow and riparian planting across site and neighbouring properties to east • Planting designed with wildlife in mind – biological records used to inform what species are present in wider landscape, allowing vital food plants to be used to attract and sustain new species • From an ecosystem perspective, correct planting will attract many target invertebrates – a mix of priority and protected species, as well as food sources for larger keystone indicator species, e.g. bats • Ecosystem concept used as example of multiple species interactions across site, e.g. providing an unstructured meadow that will attract small mammals, which in turn will attract larger predators such as barn owls. • Provision of barn owl boxes, bird, bat and invertebrate boxes will 	<ul style="list-style-type: none"> • A landscape-scale approach has been taken to inform the biodiversity enhancement of the site, particularly the 'green corridor' around the building, retaining and re-creating semi-natural habitats across the site and limiting the amount of domestic garden space. • I consider that this has resulted in a 'truly outstanding' scheme in relation to biodiversity enhancement based on the approach that has been taken and the overall significant amount of habitat to be created. • However, there is limited detail about what ecosystem services would be improved as a result of the proposal. • There are no innovative elements.

	<p>provide new roosting/nesting opportunities</p> <ul style="list-style-type: none"> • Scale of ecosystem approach and approach to quantitatively value enhancements; not just typical single species enhancements • Site designed to attract wide variety of species across food chain 	
<p>2. Habitat parcels are designed to link and flow across the site and wider landscape at both ground and roof level</p>	<ul style="list-style-type: none"> • Habitat parcels designed to link and flow across site with strategic planting to integrate different species within existing, new and enhanced habitats • Inclusion of brown roof allows the aerial connectivity of site as well as inclusion of gaps within hard landscaping to allow physical connections between north and south 	<ul style="list-style-type: none"> • Building is set well within the site in relation to the biodiversity enhancements that are being provided around it and within the wider area. • Green/brown roofs are considered to be an important feature for biodiversity, but they are not innovative. • There is good connectivity between habitats across the site. • There will be significant biodiversity benefit as a result of the proposal.
<p>3. Habitats are designed to attract key new species to the site and landscape</p>	<ul style="list-style-type: none"> • Each habitat parcel designed and planted to focus on key species important to site and surrounding landscape • Where nesting/resting opportunities are limited, these are built into landscape using recycled materials from the site 	<ul style="list-style-type: none"> • Key species are identified that would benefit from the scheme. There are other species that would benefit than just those that are listed in the 'Ecological Design, Creation and Management' document – see comments below under 'other issues and amendments' • Monitoring will measure the increase in species that are attracted to the site and I recommend that this should be expanded to include other species groups if possible – see comments in next row
<p>4. Monitoring of the site pre- and post-development to quantitatively measure the benefits of the enhancement work through monitoring of invertebrates as indicators of biodiversity value</p>	<ul style="list-style-type: none"> • 5-year monitoring timetable proposed, including wildflower meadow (annual cutting), invertebrate monitoring, annual clean of bat boxes and bird boxes (Figure 6.1 of Design, Landscape and Supporting Statement) • Correspondence with local recorders has highlighted the lack of invertebrate records from Icomb and monitoring data will be useful to identify long-term trends and add to the species distribution database. 	<ul style="list-style-type: none"> • A period of 5-years is insufficient to assess the establishment of the woodland, orchard and wildflower meadow. • 5-years is not considered to be "long term" – it is a general period of time for monitoring in planning terms, particularly with regard to landscaping aftercare (i.e. replacement of dead/dying trees/shrubs). • Monitoring should be extended to 15 years (not necessarily annually for this whole period). • Monitoring should also consider other target species, particularly bats, amphibians and reptiles to provide a set of useful data, e.g. monitoring of bird and bat

		<p>boxes, the colonisation of the pond and the increase in bat activity.</p> <ul style="list-style-type: none"> • An amended monitoring strategy is included within the wording of the LEMP condition
<p>5. Seeking wider benefits to the local community through public and local school engagement to use the site as an educational tool</p>	<ul style="list-style-type: none"> • Local school could use the site in combination with lessons on the natural environment and science. • The school will have the opportunity to use the pond for pond dipping, etc. • Unique approach that goes beyond what is necessary for standard planning proposals • Biodiversity enhancements are required by planning policies, but it is rare that a site is subject to long-term monitoring and community interaction. 	<ul style="list-style-type: none"> • Although this is welcomed as an additional element to the scheme, the use of the residential site by the local community and school cannot be considered as a fundamental part of the proposal in planning terms. • This would not form a condition of planning consent. • The potential involvement of the community and the local school in monitoring the biodiversity establishing on the site could form part of a monitoring strategy, which could be submitted for approval as a condition of planning consent.

All of the elements above are considered to be best practice and what, ideally, should be incorporated into all developments. The individual features are often used within developments. The proposed monitoring is also welcomed and would provide information on the successful establishment of newly created habitats and the arrival of new species to the site. However, as a process, monitoring of development sites is not a new or original idea and there are a few examples of those that have been required to carry out detailed monitoring during and after construction, for example, the Ecological Mitigation and Management Framework for the Land south of Chesterton outline planning application (ref. 16/00054/OUT) within the Cotswold District.

The aim to involve the local community is admirable and this would help to establish links with the local school and local species recorders, who would benefit from access to the site for education and scientific purposes. However, this is not required to enable the development to go ahead and the local planning authority would not be able to secure this element as a condition of planning consent. It would be reliant on the applicant and any future residents of the new dwelling giving their permission to access their private land.

During the application process the applicant has submitted further information in letter by Ecology By Design dated 21 January 2019 to provide more information about incorporating living walls within the proposed development.

It is considered that the living wall system would be a totally new and innovative feature of the development because it would be a bespoke system made especially for the development with minimal information available at this time. The proposal is to incorporate at least 4 living walls within the new dwelling (at the locations shown on the drawing submitted with the letter (ref. 8.9 Habitat Strategy - Living Wall Planting Modules") and that these would be designed by the ecological consultant alongside a specialist supplier. As a minimum these would include moss, lichen and ferns (particularly on those walls that are shaded or north-facing), but other plant choices would be based on local native species such as those that are known to grow in walls, including Campanula sp., Maidenhair spleenwort, Valerian, Foxglove, Ivy-leaved toadflax, Creeping Jenny, Self-heal, etc.

The living wall system is sufficiently innovative to warrant further investigation and research in order to come up with a successful scheme. The full details of the living wall system needs further investigation and research in order to put forward a final design. If planning permission for the proposal were to be forthcoming, the Living Wall System would need to be approved by the local planning authority as a condition of planning consent, which should include a monitoring strategy and the provision of results to the LPA.

With the incorporation of a living wall system, it is considered that the proposal would be innovative for biodiversity by creating a new and unique habitat within a residential dwelling.

Due to the minimal existing biodiversity interest within the application site (mainly restricted to the hedgerows and trees, which are being retained and enhanced), there would be minimal biodiversity harm resulting from the proposed development. The proposal would deliver a high proportion of biodiversity enhancements for a single dwelling in the countryside on a site with limited existing biodiversity interest (mainly limited to hedgerows and mature trees). It would therefore provide significant biodiversity enhancement and contribute towards the restoration and creation of new priority habitats, which would attract priority and rare/scarce/notable species.

The Biodiversity Officer considers the scheme a truly outstanding example of how to design and integrate biodiversity into a new residential dwelling with innovative element worthy of investigation.

(e) Residential Amenity

Section 12 of the NPPF seeks to achieve well-designed places. In part, paragraph 127 of the NPPF ensures that development create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policy EN2 of the Local Plan supports development that accords with The Cotswold Design Code (Appendix D within the Local Plan). The Cotswold Design Code requires the interface between a new development and any existing adjacent properties to respect the amenity of existing residents and to ensure that the existing and new development are well integrated. The Design Code also requires new dwellings to be provided with appropriately sized private space such as gardens.

The closest residential dwelling to the site is Icomb Hill is approximately 80 metres from the application site. The proposed dwelling is considered to be located a sufficient distance away from the existing dwelling not to cause any issues regarding loss of privacy or daylight. The proposed dwelling will be provided with an extensive amount of amenity space.

As such the proposal is not considered to result in harm to residential amenity accordance with Section 12 of the NPPF and the amenity considerations within Policy EN2 of the Local Plan.

(f) Highway Safety and Parking Provision

Section 9 of the NPPF advocates sustainable transport, including safe and suitable accesses to all sites for all people. However, it also makes it clear that development should only be prevented or refused on highway grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network are severe.

Local Plan Policy INF3 (Sustainable Transport) supports development that actively supports travel choices with priority to walking and cycling and access provided to public transport. Links with green infrastructure, PROWs and wider cycle networks should be provided. Development that would have a detrimental effect on the amenity of existing infrastructure will not be permitted.

Local Plan Policy INF4 (Highway Safety) supports development that is well integrated with the existing transport network and beyond the application site, avoiding severance resulting from mitigation and severe impact upon the highway network. Developments that create safe and secure layouts and access will be permitted.

Local Plan Policy INF5 (Parking Provision) seeks to ensure sufficient parking provision to manage the local road network.

The application maintains the existing main access to the site. The application proposes a large private driveway and garaging which could accommodate multiple vehicles which is considered acceptable in relation to the size of the dwelling. The application also provides space for cars to turn to be able to exit in a forward gear.

As such, the proposal is considered to be in accordance with Policies ENF3, ENF4 and ENF5 of the Local Plan and Section 9 of the NPPF and is acceptable in regards to any highways and parking impacts.

9. Conclusion:

For the reasons above the Local Planning Authority has concluded that the application does not meet the requirements of paragraph 79 of the NPPF.

The biodiversity measures are seen to be truly outstanding however, whilst the design and architecture is considered to have some merit it falls short of being truly outstanding or innovative. The biodiversity measures alone would not be sufficient to satisfy the requirements of paragraph 79.

Furthermore the proposal is considered to have a detrimental visual impact on the Cotswold AONB therefore fails to significantly enhance its immediate setting, or be sensitive to the defining characteristics of the local area.

As such it is recommended that the application should be refused on the following grounds;

The proposal does not meet the requirements of paragraph 79 of the National Planning Policy Framework to justify an isolated new dwelling in the open countryside. The design of the proposed dwelling and associated landscaping is not considered to be of exceptional quality in that it is not truly outstanding or innovative. The architectural design incorporates many interesting features, however the majority of these are things that are now established and comparatively commonplace in contemporary architecture, and therefore neither outstanding nor innovative. Furthermore, other than an area of cladding in the enclosed forecourt, the design, even in terms of its palette of materials, makes little concession to, or reference to the local area or the wider district. The truly outstanding biodiversity measures are not considered to be sufficient justification without the corresponding architecture. As such the proposal conflicts with paragraph 79 of the NPPF and Policies DS4, EN2, EN4 and EN5 of the Cotswold Local Plan 20011-2031.

The proposal would represent encroachment of residential development into the Cotswold AONB landscape that reads as part of the wider rural setting. The proposal would include a large expanse of glazing to the eastern elevation which would have a detrimental visual impact in terms of the spill of artificial light at night and also the glint and glare of sunlight during the day. Furthermore, other than the use of Cotswolds stone within the courtyard, the materials palette fails to make reference to local distinctiveness. As a result the proposed development, by virtue of the design and materials would not be sensitive to the defining characteristics of the Cotswolds AONB. The proposed landscape enhancements would not overcome the principle landscape concerns. As such the proposal would conflict with paragraph 79 of the NPPF; it would also be

contrary to Section 85 of the Countryside and Rights of Way (CROW) Act 2000, NPPF paragraph 170, 172 and 180 and Policies EN2, EN4 and EN5 of the Cotswold Local Plan 2011-2031.

10. Proposed Reasons for Refusal:

The proposal does not meet the requirements of paragraph 79 of the National Planning Policy Framework to justify an isolated new dwelling in the open countryside. The design of the proposed dwelling and associated landscaping is not considered to be of exceptional quality in that it is not truly outstanding or innovative. The architectural design incorporates many interesting features, however the majority of these are things that are now established and comparatively commonplace in contemporary architecture, and therefore neither outstanding nor innovative. Furthermore, other than an area of cladding in the enclosed forecourt, the design, even in terms of its palette of materials, makes little concession to, or reference to the local area or the wider district. The truly outstanding biodiversity measures are not considered to be sufficient justification without the corresponding architecture. As such the proposal conflicts with paragraph 79 of the NPPF and Policies DS4, EN2, EN4 and EN5 of the Cotswold Local Plan 2011-2031.

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1637/S100C

HILLVIEW
ICOMB
PROPOSED
LOCATION PLAN
1:2500@A2 APRIL 18

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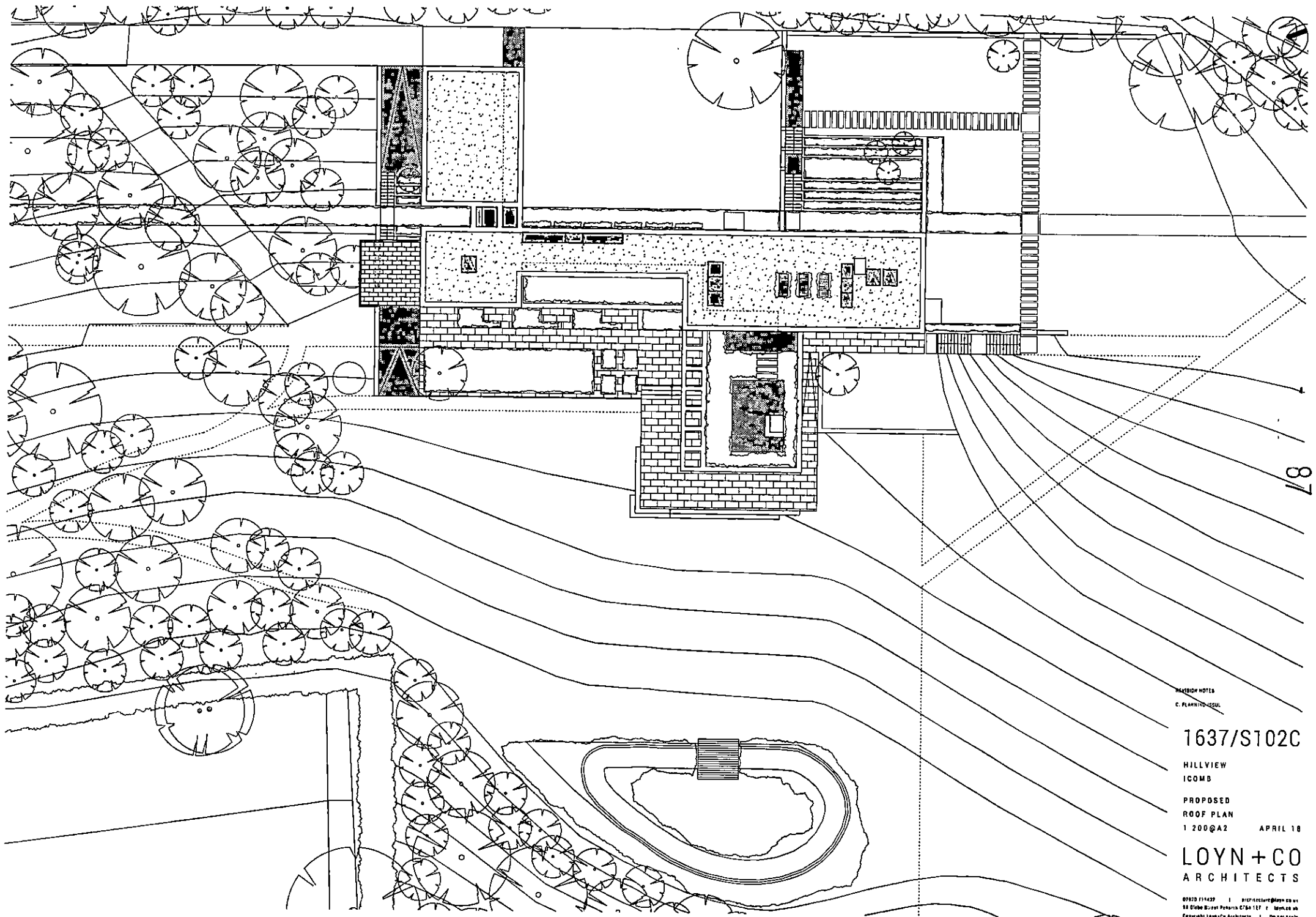
1637/S101C

HILLVIEW
 ICOMB

PROPOSED
 ANNOTATED SITE PLAN
 1:500 @ A2 APRIL 18

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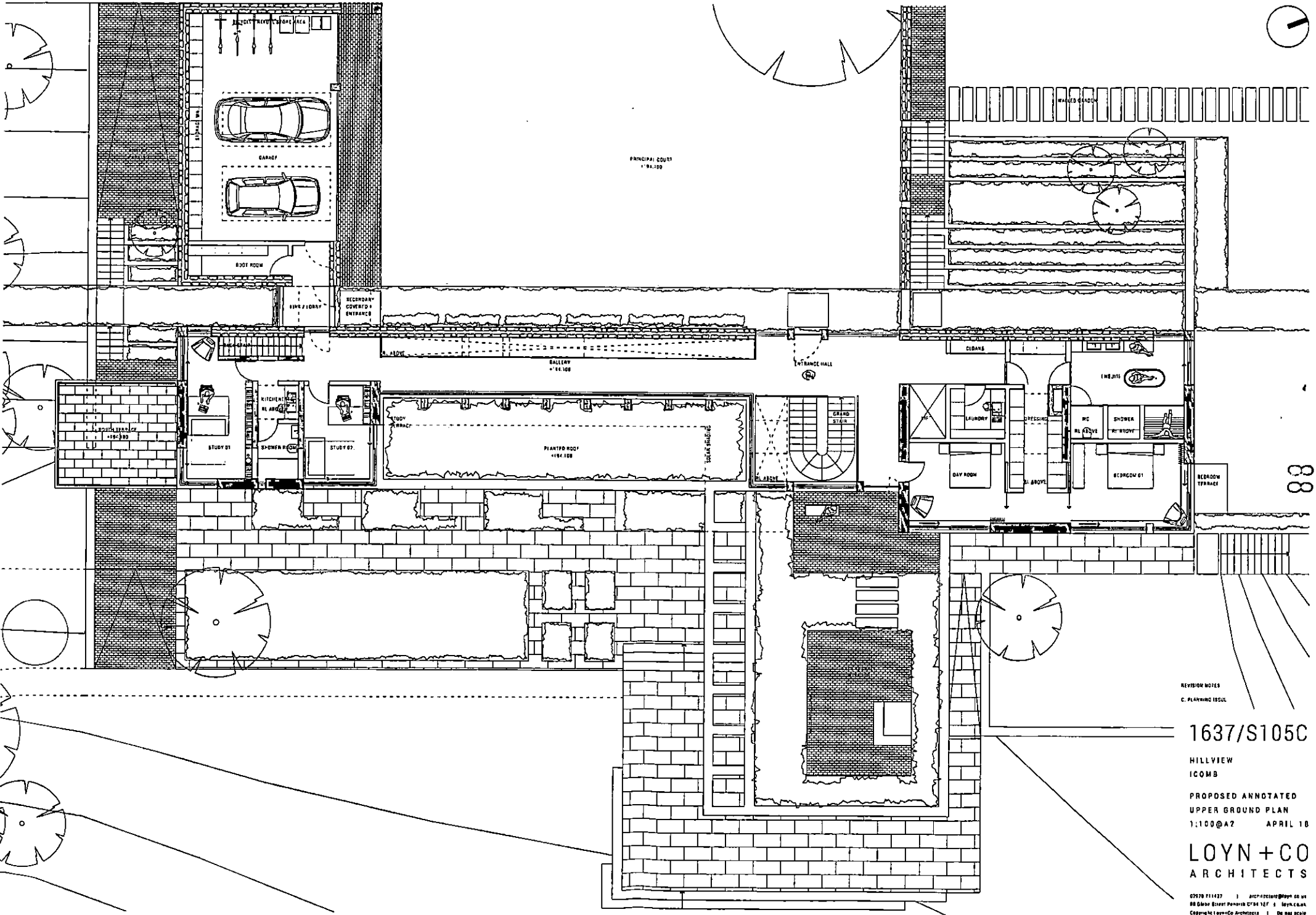
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ICOMB

PROPOSED
ROOF PLAN
1 200@A2

APRIL 18

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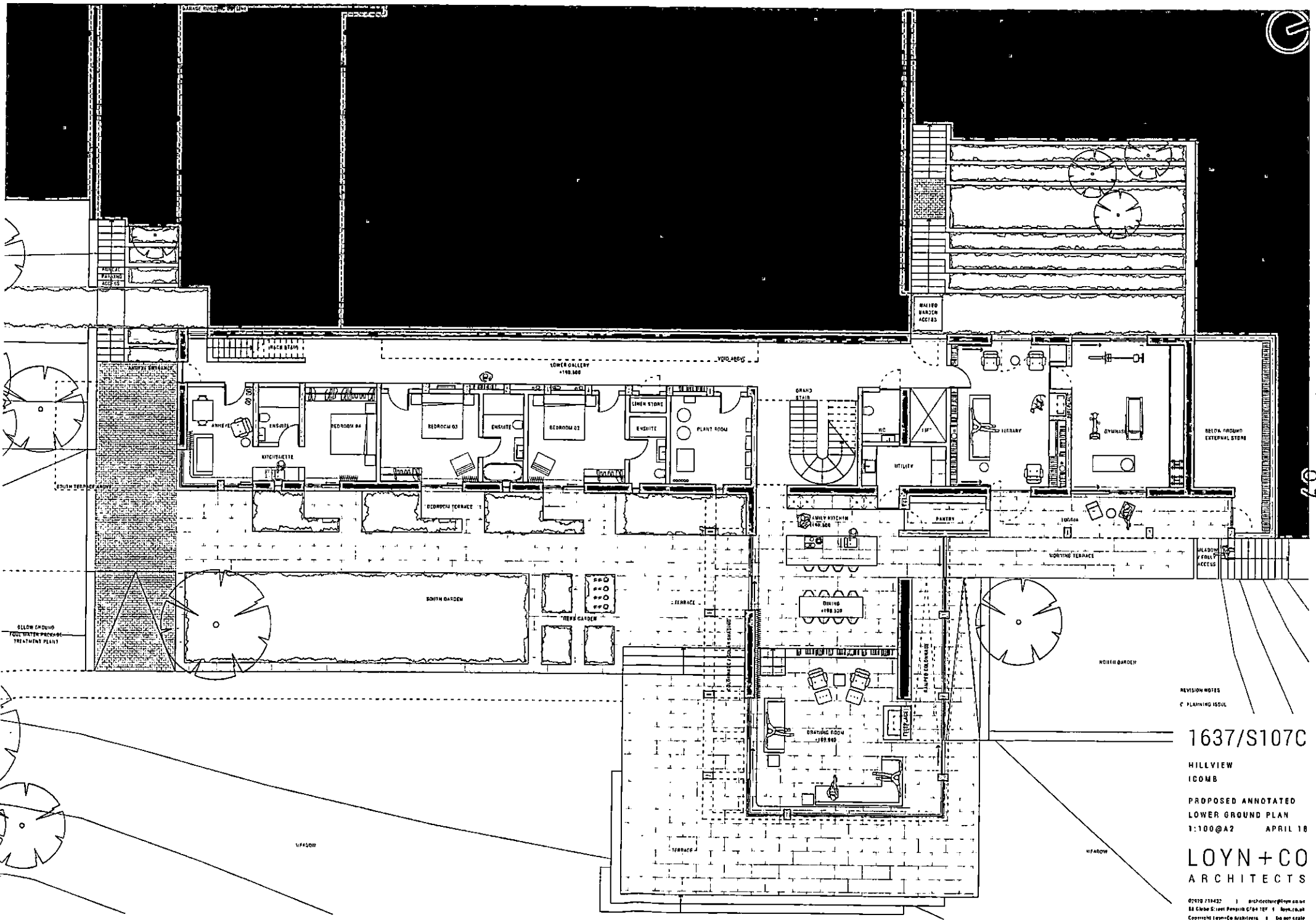
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HILLVIEW
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PROPOSED ANNOTATED
UPPER GROUND PLAN
1:100 @ A2 APRIL 18

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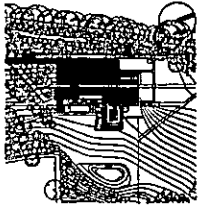
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HILLVIEW
ICOMB

PROPOSED ANNOTATED
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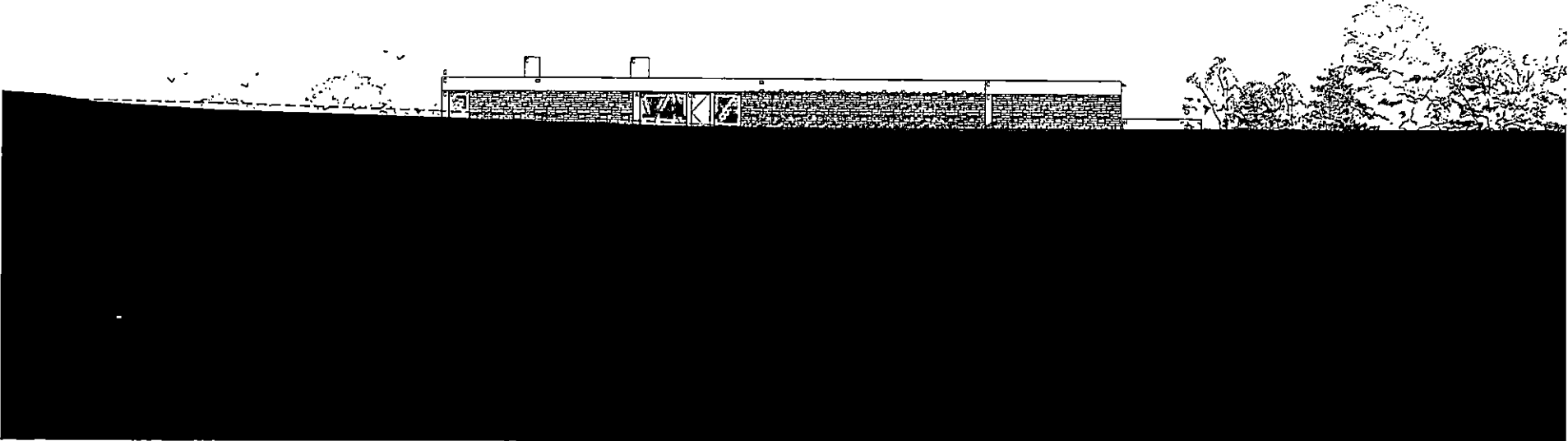
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NOTES
 * BROKEN RED LINE INDICATES EXISTING TOPOGRAPHY AT SECTION LINE

MATERIAL LEGEND:
 A. COBBLE COURSE, RANDOM FLAKED STONE WITH BPP HCFIBRE JOINT AND LINE WEAR
 B. LATHED, FEATHERED, CAST CONCRETE HALF FULL COLOURED CONCRETE WITH GRAB
 C. SMOOTH CLASS A FINISH PAINT DUFF COLOURED CONCRETE WITH GRAB
 D. TRIPLE GLAZED DOUBLE GLAZED ALUMINIUM FRAME, COLOUR FINISH (ORIGINAL 2.75)
 E. BRONZE
 F. SEMI-TRANSPARENT GREEN ROOF
 G. BRONZE ROOF
 H. TRANSPARENT GREEN GLAZED ALUMINIUM
 J. INTERNAL DAMPED PARTY WALL



06

REVISION NOTES
 C. PLANNING ISSUES

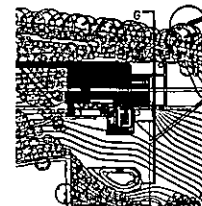
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PROPOSED
 SECTION EE
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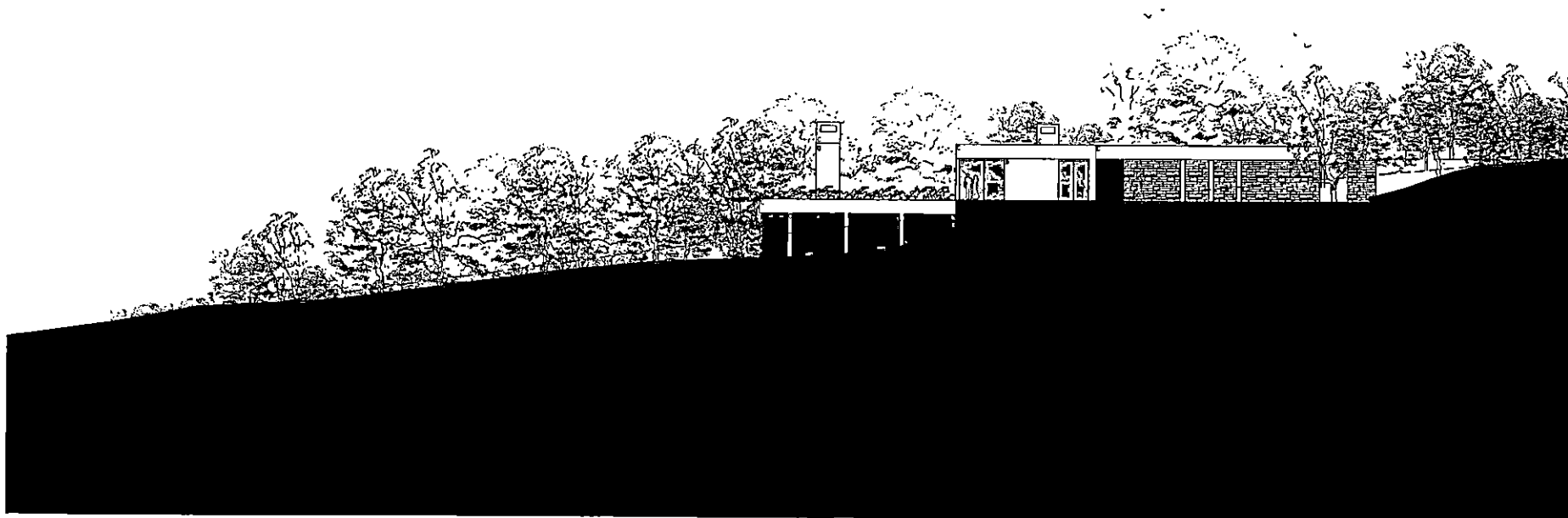


NOTES

- BROKEN RED LINE INDICATES EXISTING TOPOGRAPHY AT SECTION LINE

MATERIAL LEGEND:

- A. COTSWOLD COURSE RANDOM HAZEL STONE WITH OPEN RECESSED JOINT AND LINE MORTAR
- B. LAYERS: STUBTETS, EAST INSIDE HALF 25% COLGARD CONCRETE WITH 0.6% SMOOTH CLASS A FINISH PAID BUTT
- C. SMOOTH CLASS A FINISH PAID BUTT SOLIDIFIED CONCRETE, WITH ACBS.
- D. TRAFFIC LIGHTER SET-INSET UNDRISSED ALUMINIUM FRAME COLGARD ENDSTOP (COLGARD 21182)
- E. BRASS
- F. SEMI-TRANSPARENT GREEN ROOF
- G. GREEN ROOF
- H. FRAMELESS GLASS BALUSTRADE
- J. INTERNAL RAMPWALK PART-RAIL



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REVISION NOTES.
C. PLANNING ISSUE

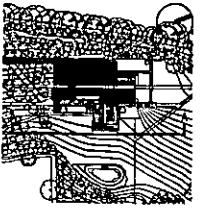
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HILLVIEW
ICOMB

PROPOSED
SECTION GG
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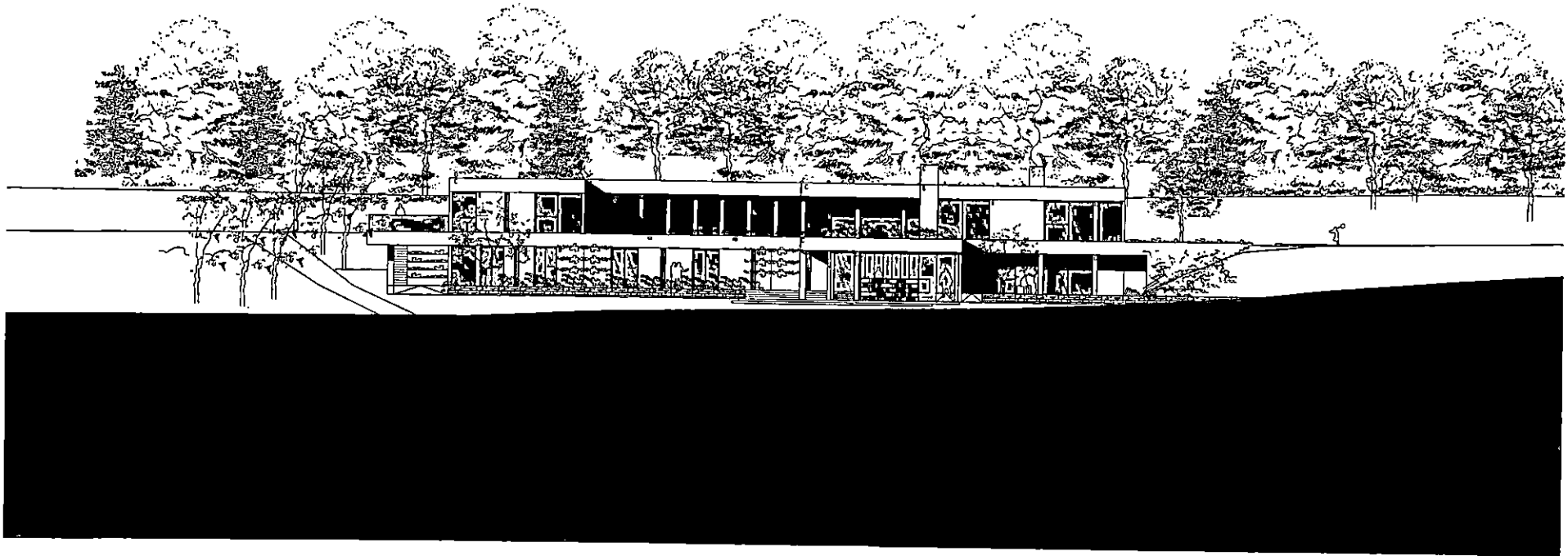
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NOTES
 * DOTTED LINE INDICATES EXISTING TOPOGRAPHY AT SECTION LINE

- MATERIAL LEGEND:**
- A. COTSWOLD COURSED RAGGED RUBBLE STONE WITH DEEP RECESSED JOINT AND LIME MORTAR
 - B. LAYERS OF TERRAZZO, EAST INSIDE PAINT
 - C. 25% COLOURED CONCRETE WITH 60% COLOURED SLABS & CURBS PAINT WITH COLOURED CONCRETE WITH GLOSS
 - D. TRIPLE G. AFRICAN FRAME AND GLASS ALUMINIUM FRAME COLUMN AND WALL (COLOUR: 5176)
 - E. BRICKS
 - F. SEMI-TRANSPARENT GREEN BODY
 - G. STONE BODY
 - H. TRANSPARENT GLASS BALUSTRADES
 - I. INTERNAL PAINTED PART WALL



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REVISION NOTES
 C PLANNING ISSU

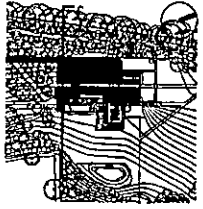
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HILLVIEW
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PROPOSED
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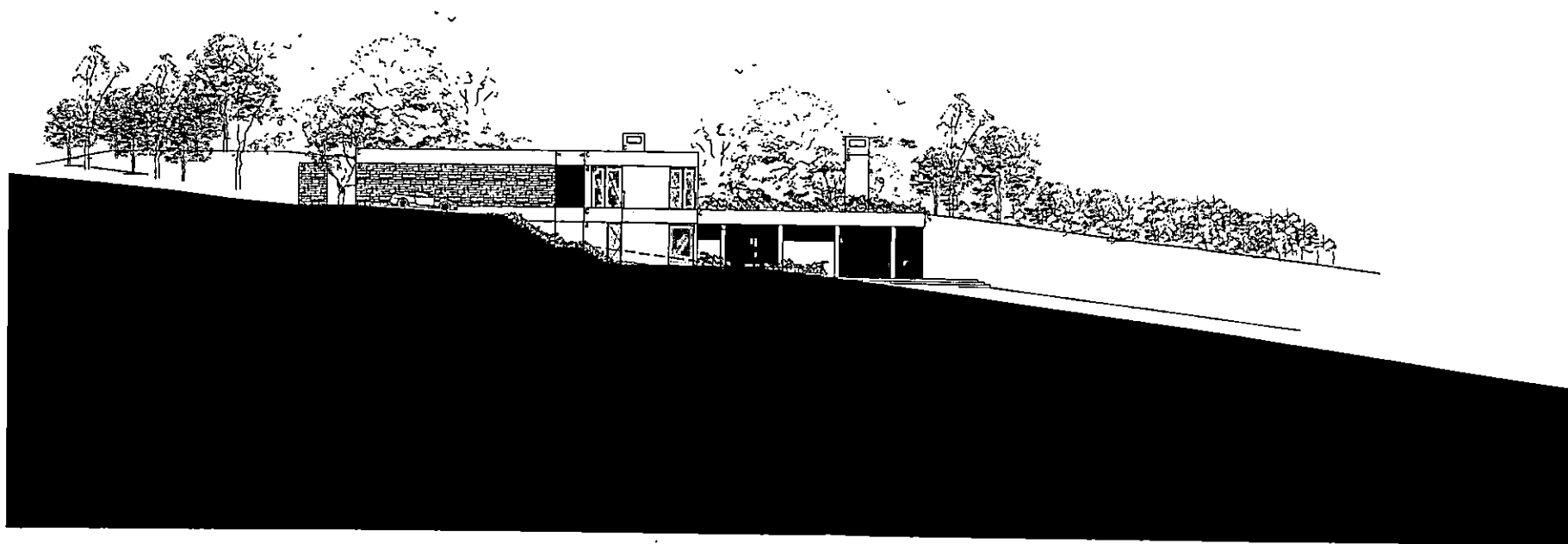
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NOTES
 - DASHED RED LINE INDICATES EXISTING TOPOGRAPHY AT SECTION LINE

- MATERIAL LEGEND:**
- A. COTSWOLD QUARRIES RANSOM APPELL STONE WITH DEEP ROZBORE 251A" AND LIME MORTAR
 - B. LAYED, TYPICAL, CAST IN-SITU PALE GREY CONCRETE WITH 20% COARSE COLOURED CONCRETE WITH 20% COLOURED CONCRETE, WITH BEER.
 - C. 20MM" CLASS A TENSILE PALE GREY COLOURED CONCRETE, WITH BEER.
 - D. PAINTED SLATED SKY-PANTRY AND 100% ALUMINIUM FRAME, COLOUR MATCHES EXISTING SKY-PANTRY
 - E. BRICK
 - F. SEMI-TRANSPARENT GREEN ROOF
 - G. 40MM" ROOF
 - H. FRACTIONAL G. ROOF FALUTROOF
 - I. INTERIOR PAINTED PARTIAL WALL



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