

Item No 04:-

19/01706/FUL

**Land West Of Brans Cottage
Brans Lane
Upper Oddington
Gloucestershire
GL56 0XQ**

Item No 04:-**Erection of a single dwelling and associated works (resubmission) at Land West Of Brans Cottage Brans Lane Upper Oddington Gloucestershire GL56 0XQ**

Full Application 19/01706/FUL	
Applicant:	The DMD Group
Agent:	The DMD Group
Case Officer:	Martin Perks
Ward Member(s):	Councillor Julian Beale
Committee Date:	10th July 2019
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Residential Development in a Non-Principal Settlement
- (b) Design and Impact on Oddington Conservation Area
- (c) Impact on the Cotswolds Area of Outstanding Natural Beauty
- (d) Impact on Residential Amenity
- (e) Access and Highway Safety
- (f) Impact on Protected Species
- (g) Flooding and Drainage

Reasons for Referral:

This application has been referred to Planning and Licensing Committee at the request of Cllr Beale who has concerns about the design of the proposed building and its impact on the AONB and the Oddington Conservation area.

1. Site Description:

This application relates to an area of agricultural land measuring approximately 0.48 hectares in size located on the northern edge of the village of Upper Oddington. The site comprises an area of rough grassland measuring approximately 0.32 hectares in size and the southern part of an adjacent field lying to its north. The latter part of the site measures approximately 0.16 hectares in area. The main body of the site is bordered to the south by a post war bungalow (Woodhall) and its garden, to the west by the rear gardens of post war dwellings (Embrook) and to the east by a lane (Brans Lane) and the garden area of a detached stone dwelling (Brans Cottage). The northern edge of the main body of the site is defined by a line of trees/ hedging and a stream. The northern part of the site, which is located in an adjacent field, is linear in shape. It extends in an east-west direction from the site to a single carriageway lane approximately 45m to the west. The southern boundary of this part of the site is defined by vegetation and a stream. The northern and eastern boundaries of the site are currently open and form part of a larger agricultural field which measures approximately 2.1 hectares in size. The field is occupied by a number of polytunnels.

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB).

The main body of the site, in which the proposed dwelling is to be located, falls within Oddington Conservation Area (CA). The northern part of the site containing the proposed driveway and entrance are located outside the CA. The boundary of the CA extends along the northern and western boundaries of the main body of the application site.

The site is located within a Flood Zone 1 as designated by the Environment Agency. A brook runs in an east-west direction along the northern edge of the main body of the site.

A Public Right of Way (HOD9) runs adjacent to the eastern boundary of the site. It runs along Brans Lane and through the garden of Bran's Cottage.

2. Relevant Planning History:

CD.4998 Outline application for a dwelling. Refused 1971

CD.4998/A Outline application for residential development. Construction of a new vehicular and pedestrian access. Refused 1987

CD.4998/C Erection of 5 dwellings with garages. Continuation of existing estate road. Refused 1989

CD.4998/E Erection of 5 dwellings and garages, access, drive and associated site works. Dismissed at appeal 1991

18/04983/FUL Erection of a single dwelling and associated works. Refused 2019

3. Planning Policies:

NPPF National Planning Policy Framework
 DS3 Small-scale Res Dev non-Principal Settle
 EN1 Built, Natural & Historic Environment
 EN2 Design of Built & Natural Environment
 EN4 The Wider Natural & Historic Landscape
 EN5 Cotswold AONB
 EN8 Bio & Geo: Features Habitats & Species
 EN10 HE: Designated Heritage Assets
 EN11 HE: DHA - Conservation Areas
 H1 Housing Mix & Tenure to meet local needs
 INF3 Sustainable Transport
 INF4 Highway Safety
 INF5 Parking Provision

4. Observations of Consultees:

Conservation Officer: Comments in main report

5. View of Town/Parish Council:

'The Council objects to this application. It is noted that the site is classed as agricultural land and the Council considers that if approval were to be given it could set a precedent for the development of other parcels of agricultural land. The proposed design and the materials to be used do not meet the criteria set out in DS3 of the Local Plan 2011-3031 in that the proposed dwelling does not complement the form or the character of the village. The access to the site, on a blind bend, is dangerous.'

6. Other Representations:

6 letters of objection and 8 letters of support received from third parties.

Main grounds of objection are:

i) This is an inappropriate change of use from agricultural to domestic use. Agreement to this would set a potential precedent for the future development for any green field site or

agricultural land in the village to be converted to housing, despite the local plan not calling for any additional housing in Oddington. Agreement would risk further applications on the northern edge of the site for more housing. Having seen the plan for the proposed building, I also believe that it is completely inappropriate for the site, and be a blot in the landscape. In conclusion, these proposed developments highlight the risk of development creep and precedent with respect to any green field site or existing building being converted into domestic accommodation.

ii) The original application was rightly rejected by the council as 'the proposed development by virtue of its modern design, the use of unsympathetic materials, and the loss of an area of open space, fails to respond in a sympathetic manner to its surroundings to the detriment of the character and appearance of a conservation area and contrary to local plan policies.....'. The new application may use more sympathetic materials but the other points made in the earlier rejection still hold.

iii) The modern design is unsympathetic to the surroundings and to the detriment of the character and appearance of the conservation area.

iv) The application results in the loss of an open space, conversion of agricultural land, and sets the precedent for future development of green field sites in the village, despite the local not calling for additional housing in the Oddington conservation area.

v) The new access point to the main road is on a dangerous corner and as such represents a hazard for traffic.

vi) The site is Agricultural. It is entirely misleading to call it "wasteland" or having the appearance of wasteland. In late 2018 the owner cultivated the land adjoining this but left the designated site to grow wild (not unattractively).

vii) The site is designated Open Space and Agricultural and if approved this would set a dangerous precedent in the village.

viii) The access off Back Lane is an agricultural access through a field gate - the stone track is a very recent addition.

ix) A pedestrian access is suggested from Brans Lane. The opening where this is proposed is a recent development. Brans Lane is an unadopted highway and changes will require the consent of the owners of property in Brans Lane and those legally maintaining the lane.

x) The site is in the Conservation area. A footpath extends from the top of Brans Lane through the garden of Brans Cottage and across the agricultural field to the A424. The development would be visible the whole length of the footpath and represent a fundamental change in the views with the conservation area.

xi) The landscaping would have to be with mature trees to a height of 4 metres.

xii) I feel that this house design is not in keeping with the identity of the village.

xiii) This application was very recently and rightly refused by the Council. It comes as a surprise to the community that another application has been made for what is in all intents and purpose, the same development. The application has minor amendments, and the change of some of the construction materials to what the applicant (but not many others) considers to be more sympathetic does not differentiate this application, in order to merit further consideration. This application should be strongly rejected, again, and once and for all. Our lead objections are, as set out in our previous objection, and so I do not propose to set them out in full again here. Our primary objections are in line with the other objections submitted to the Council to date, being that the land is agricultural land and open space and we have concerns regarding the design and the impact on the village, including our own property.

xiv) It is key to note that No 3 Embrook rented this land for a lengthy period of time (until 2 or so years ago) to graze their horses on and, at that time, the land was very pleasantly maintained with short grass and provided such a classic and bucolic village open space. Given the small size of the village green in Oddington, all such complementary spaces should be maintained. Such use as grazing or use for farming could easily be maintained without permitting the construction of a modern out of character residential 'landscaper'.

xv) The site is designated Open Space and Agricultural and if approved this would set a dangerous precedent in the village and surrounding villages, impacting on the bucolic nature of the North Cotswolds. The points in 1. above hold equally applicable here and the application would result in a loss of open space. Great care should be taken to ensure no further planning creep in the South of the site bordering Woodhall.

xvi) The site is in the Conservation area. A footpath extends from the top of Brans Lane through the garden of Brans Cottage and across the agricultural field to the A424. The

development would be visible the whole length of the footpath and represent a fundamental change in the views with the conservation area.

xvii) The modern design is unsympathetic to the surroundings and to the detriment of the character and appearance of the Conservation area. The proposed design and the materials to be used do not meet the criteria set out in DS3 of the Local Plan 2011-3031 in that the proposed dwelling does not complement the form or the character of the village. The access to the site, on a blind bend, is dangerous.

xviii) The access off Back Lane is an agricultural access through a field gate on a blind bend - the stone track is a very recent addition, contemporaneous with the planning application for the proposed developments. The access is also dangerous and represents a hazard for vehicular traffic, cyclists and pedestrians.

xix) A pedestrian access is suggested from Brans Lane. The opening where this is proposed is a recent development. Brans Lane is an unadopted highway and changes will require the consent of the owners of property in Brans Lane and those legally maintaining the lane. I can also see this being used as planning creep for future development, either by means of a vehicular access for this property or for access for an additional property.

xx) The landscaping by way of mature tall trees along our boundary materially affects our property, the right to light, peaceful enjoyment and views. Given that this is a resubmitted planning application, the change of building materials does not reduce the impact that a building of this design will have on the locality. The land is Agricultural. If this development were allowed it could set a precedent for future developments on agricultural land within the village.

xxi) The access at present is via an agricultural gate. This access is considered to be potentially dangerous with limited visibility.

Main grounds of support are:

i) Even though I accept that I am an architectural layman, I believe that this development will add significantly to the 'architectural capital' of the village. This is because it is different but in an entirely relevant way. The design takes advantage of many of the advances in building design, techniques and materials to create the sort of dwelling that people want and expect in the 21st century. Compared to the dark and cramped spaces of many traditional Cotswold cottages, people want large, naturally well-lit spaces in which to live. In my opinion this design achieves this whilst being low enough, compared to a traditional house, and discrete enough in its location, to not interfere with those who want to see traditional Cotswold architecture.

ii) The change in the materials used, especially the incorporation of more Cotswold stone, clearly helps acknowledge its setting without becoming the 'pastiche' of other current developments in the village and whilst retaining the aesthetic impact of the original.

iii) At the moment our house in Lower Oddington is being re-developed and I can see parallels with this proposal. Our house is built almost entirely of brick making it different to almost every other house in the village. Previous owners have tried to disguise this difference by rendering the facade and painting the render presumably to try to make it blend in with the other housing in the village. What has been interesting is that the planners/ conservation officer have required the removal of this render and paint in order to 'celebrate' the difference of the original brickwork. As English Heritage have explained, brick would have been a much more expensive material to use compared to Cotswold stone when the house was built. But the builder appreciated that brick had advantages that provided benefits to the occupants as well as adding to the architectural diversity and architectural capital of the village in the same way that I feel this proposal in Brans Lane will do. For these reasons I support this proposal.

iv) We are happy to support this proposal and believe that the entire project will add value to the village. We believe the building materials harmonise well with the surrounding area and see no problem with Cotswold concrete or Cotswold stone panels.

v) We think the landscaping, which is clearly an integral part of the project, will improve the local ecosystem and the aesthetics. We would simply ask that any external lighting of the house and driveway is subtle and understated, to avoid excess light pollution. The DMD Group has a track record of thoughtful and sensitive design and we are reassured that they are overseeing this development.

- vi) I believe the building will add to the village, it will be an interesting and eye catching house and great care has been taken to minimise the impact on neighbours and the overall look of the village.
- vii) This is an elegant design which should sit comfortably alongside the other contemporary and traditional buildings in the village.
- viii) I am writing in support of this application - which makes good use of this site in the village. It was disappointing to hear the initial scheme was not approved, especially when it had the support of the planning officers. I would much prefer to see this well thought out and considerate design being built rather than another poor imitation of a traditional 18th Century house. I found the heritage statement to be useful and would agree that the design would bring some much needed Architectural Interest to this part of the conservation area. These proposals by The DMD group are clearly of a high quality.
- ix) We consider this new contemporary build fits within the location aided by suitable landscaping.
- x) This is an ideal site for a new home. It sits nicely between the cottages in Brans Lane and the much larger houses in Embrook. Having lived in the village for over 45 years this site has always been considered to be just rough wasteland. I am pleased to see this piece of unused land finally being put to good use. There are no issues for consideration as far as safety on the entrance is concerned as the entrance is visible from both directions.
- xi) This site is ideal for small scale development of this type, it provides a good garden space commensurate with the size and nature of the proposed dwelling. It is making good use of what is basically messy and unsightly wasteland, and has been referred to as such over many years.(Embrook, was built on the first part of this waste ground quite a few years ago, which at the time caused similar controversy and fears). I do not think having one dwelling on the remainder of the site should cause any future issues. There is certainly no loss of amenity.
- xii) There is already precedent set for modern building design in Upper Oddington, which have previously been approved and were not considered by planning committee to cause any visual harm to the ANOB, this proposed dwelling is no different, if fact it is much less visible from the road. It is welcomed that the proposal has been amended to consider the traditional Cotswold stone colour palette.
- xiii) The proposal offers a good amount of reassurance as far as landscaping and lighting is concerned, and shows consideration has been given to its impact on wildlife and neighbouring properties.
- xiv) Access to the new dwelling is perfectly acceptable, as you can clearly see both ways from the proposed entrance, and vehicles using the road have equal visibility. I am therefore supporting this proposal. I believe that there is good amount of local support in the village for this proposal.

7. Applicant's Supporting Information:

Design and Planning Statement
 Ecological Appraisal
 Reptile Survey
 Drainage Strategy
 Planning Statement
 Heritage Statement
 Landscape and Visual Impact Assessment

8. Officer's Assessment:

Background and Proposed Development

This application is a re-submission of an application (18/04983/FUL) refused by Members of Planning and Licensing Committee at the meeting held on the 10th April 2019. The application was refused for the following reason:

The application site is located within Oddington Conservation Area 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 locality. The proposed development, by virtue of its

modern design, the use of unsympathetic materials and the loss of an area of open space, fails to respond in a sympathetic manner to its surroundings to the detriment of the character and appearance of the conservation area and contrary to Local Plan Policies EN2, EN10 and EN11 and guidance contained in Sections 12 and 16 of the National Planning Policy Framework.

In response to Members concerns about the use of a 'Cotswold Concrete' as a walling material, the applicant has amended the scheme so that the proposed external walls will now be constructed in ashlar natural stone.

This application is seeking permission for the erection of a 4 bed detached dwelling and associated works. The proposed dwelling is of a contemporary design and has a roughly L-shaped footprint. It consists of a linear range containing bedrooms, bathrooms, office accommodation and central corridor. To its side (east) it is proposed to create a flat roofed building containing a kitchen, dining room and living room. The linear bedroom range will measure approximately 26.5m long by 7.8m wide by 6m high. The kitchen/living room building will measure approximately 10.5m long by 8.5m by 4.8m high. The kitchen/living room building will be cantilevered over a proposed parking area which will be set down approximately 1.2m below existing ground level.

The western elevation of the building will be located approximately 4m from the western boundary of the application site. The southern elevation will be located approximately 34m from the site's boundary with Woodhall to the south. The area to the south of the proposed dwelling is intended to become a garden area. The easternmost part of the proposed dwelling is located approximately 5-6m from the garden boundary of Brans Cottage. The northernmost part of the dwelling is located approximately 14m from the hedgerow/stream that extends along the northern edge of the main body of the site.

The external walls of the proposed dwelling will be constructed in ashlar natural stone.

The proposed development seeks to include a water sourced heat pump, electric vehicle charging points and grey water harvesting system. The applicant states that 'by utilising the existing natural energy stored in the stream we can produce a sustainable heating system which would provide 100% of the proposed dwellings heating and hot water requirements.'

Vehicular access to the proposed development will be via an existing field entrance located on the eastern side of a single carriageway metalled road lying to the west of the application site. The aforementioned road links the A436 to the north with the main road through the village to the south. An existing rough surfaced track extends from the field entrance to a position in close proximity to the entrance into the main body of the site.

(a) Residential Development in a Non-Principal Settlement

The main body of the application site occupies an area of land which is bordered on three sides by residential development. The proposed dwelling will be located on the aforementioned part of the site. By virtue of its proximity to, and its position in between existing development, the site is considered to be located within the village.

The village of Upper Oddington, together with the adjoining village of Lower Oddington, are considered to represent Non-Principal Settlements for the purposes of the Local Plan. Development in such locations is primarily covered by the following policy:

Policy DS3 Small Scale Residential Development in Non-Principal Settlements

1. In Non-Principal Settlements, small-scale residential development will be permitted provided it:
 - (a) demonstrably supports or enhances the vitality of the local community and the continued availability of services and facilities locally.
 - (b) is of a proportionate scale and maintains and enhances sustainable patterns of development;
 - (c) complements the form and character of the settlement;

(d) does not have an adverse cumulative impact on the settlement having regard to other developments permitted during the Local Plan period; and

2. Applicants proposing two or more residential units on sites in Non-Principal Settlements should complete a rural housing pro-forma and submit this with the planning application

In addition, to the above policy, paragraph 78 of the National Planning Policy Framework (NPPF) states that 'housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby'.

In the context of Policy DS3, the proposal is for the erection of a single dwelling and is therefore considered to represent small scale residential development. The proposal will provide additional living accommodation which has the potential to assist services and facilities in the village and in nearby settlements such as Stow-on-the-Wold as supported by paragraph 78 of the NPPF.

The proposed dwelling is modest in scale, is located adjacent to existing residential development and is within walking distance of bus stops. It is considered to be of a proportionate scale and, in the context of the village, also considered to maintain sustainable patterns of development. The proposal will not have an adverse cumulative impact on the settlement in light of the number of dwellings approved in Oddington in the Local Plan period. The Council's Residential Land Monitoring Statistics April 2019 state that there have been 2 completions in the parish since 2011 and that there were 3 outstanding commitments as of April 2018 (one of which is a replacement dwelling). Permission therefore exists, or has been granted, for a limited number of residential units in the Local Plan period. The proposal is therefore considered to accord with Local Plan Policy DS3 in respect of criteria 1 a, b and d. Criterion 1 c will be assessed in the following sections of this report.

It is noted that applications have been submitted in 2019 for the creation of 3 further dwellings in the settlement (19/00457/FUL Fox Furlong, 19/00501/FUL Robins Meet and 19/01288/FUL Brae Croft). At the time of writing this report, the application at Fox Furlong was pending a decision, the application at Robins Meet has been approved and the application at Brae Croft has been refused. It is of note that the application permitted at Robins Meet is for a replacement dwelling rather than a net increase in dwelling numbers. It is considered that the erection of the dwelling now proposed would not have an adverse cumulative impact on the settlement in the context of the settlement as a whole and the size and nature of the dwellings being proposed.

(b) Design and Impact on Oddington Conservation Area

The proposed dwelling is located within Oddington Conservation Area.

With respect to any buildings or other land in a conservation area, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Considerable weight and importance must be given to the aforementioned legislation.

The following Local Plan policies are considered relevant to the proposal:

Local Plan Policy EN1 Built, Natural and Historic Environment states:

'New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by:

- a. ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset;
- b. contributing to the provision and enhancement of multi-functioning green infrastructure;

- c. addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats;
- d. seeking to improve air, soil and water quality where feasible; and
- e. ensuring design standards that complement the character of the area and the sustainable use of the development.'

Local Plan Policy EN2 Design of the Built and Natural Environment states:

'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.'

Local Plan Policy EN10 Designated Heritage Assets states:

1 'In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation. The more important the asset, the greater the weight should be.

2 Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.

3 Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm. Any such assessment will take account, in the balance of material considerations:

- The importance of the asset;
- The scale of harm; and
- The nature and level of the public benefit of the proposal.'

Local Plan Policy EN11 Designated Heritage Assets - Conservation Areas states:

'Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they:

- a. 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;
- b. Include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;
- c. Will not result in the loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area.
- d. Have regard to the relevant Conservation Area appraisal (where available); and
- e. do not include internally illuminated advertisement signage unless the signage does not have an adverse impact on the Conservation Area or its setting.'

In terms of national policy and guidance, the following paragraphs are considered relevant to the application:

Paragraph 193 of the NPPF states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.'

Paragraph 196 states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'

Paragraph 009 (Reference ID: 18a-009-20140306) of the Planning Practice Guidance (PPG) states that 'heritage assets may be affected by direct physical change or by change in their setting.'

Paragraph 013 (Reference ID: 18a-013-20140306) of the PPG states 'Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.'

With regard to design, paragraph 124 of the NPPF 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 states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of an 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 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.

The application site is referred to in the Oddington Conservation Area Statement (June 2004) (CAS). Page 7 of the CAS states 'immediately behind the housing estate on the eastern side of the lane, and extending to Brans Lane, is an uncultivated field which has taken on the appearance of wasteland. The field which can be seen from the A436, seems visually less related to the adjoining agricultural land than the village'. The application site retains the uncultivated character referred to in the CAS. Due to the passage of time, views from the A436 of the site are now largely obscured by roadside vegetation.

Page 9 of the CAS also provides a description of the land around the application site. It states 'at the corner by Woodhall, is the short, gently descending, Brans Lane. The most noticeable feature here is a terrace of three humble cottages, fronting the narrow lane, separated only by a narrow grass margin. Opposite, hedges and semi-mature trees offer screening of more recent development which would otherwise intrude into this scene. At the foot of the lane is Brans Cottage, which may have formerly been a pair of cottages. The south facing gable end is all that is visible from the lane as the remainder is almost lost amongst the many well-established trees that surround it'.

The character and appearance of the existing site was also considered during an appeal relating to a proposal for the erection of 5 dwellings on the land in 1991 (CD.4998/E, T/APP/F1610/A/90/154224/P2). In dismissing the appeal, the Planning Inspector stated 'I consider an important element of the village's character to be the fact that individual dwellings or groups of buildings are not particularly dominant in the landscape. The Brans Lane dwellings sit comfortably within the landscape and the fact that a distance view of them may be lost, to my mind need not necessarily detract from the particular qualities of the designated area. Neither do I

regard it as essential that the appeal site in its entirety be left open as part of the setting of the Brans Lane houses'. Whilst the Inspector dismissed the appeal for 5 dwellings on the site, it is also evident that he considered that it was not necessary for the entirety of the site to be left open in order to avoid harm to the CA.

It is evident from the views set out in the CAS and the above planning appeal, that the site has previously been considered not to make a significant, positive contribution to the character and appearance of the CA. The site still retains the characteristics referred to in the CAS and appeal decision in that it still appears as a rather uncultivated and overgrown parcel of land. In addition, the current proposal is for the introduction of a single dwelling on the land with over half the site being retained as an open area. In particular, the southern and eastern parts of the site will not be built upon with the result that the existing undeveloped character of the western side of Brans Lane will be retained to a large extent. The proposed dwelling will also be located on the lower part of the site which means that it will also appear set down in relation to existing dwellings on Embrook to the west, Woodhall to the south and the cottages on Brans Lane to the east. The modest height of the proposed dwelling also means that it will not be taller than existing dwellings in the vicinity.

In the context of criterion c. of Policy EN11 it is considered that the site does not currently make a significant positive contribution to the character and appearance of the CA. The proposed scheme will also ensure that the site retains a degree of openness and that a sense of separation will be maintained between the proposed development and existing buildings. In this sense, it is considered that the proposal will preserve the character and appearance of the CA.

In terms of size and scale, the proposed dwelling will be a maximum of 6m in height. However, a number of elements of the building such as the kitchen/living room wing will be lower at approximately 4.8m. The proposed dwelling is comparable in size to existing dwellings in the vicinity. The mass of the proposed dwelling is also broken up by the use of colonnades, glazing, larch timber insets and use of a perforated ashlar stone panel as a feature wall. In combination with the position of the dwelling on the lower part of the site, it is considered that the size and scale of the proposed dwelling are sensitive to their surroundings. The Council's Conservation Officer states 'The erection of a single dwelling of the scale and design indicated is not considered to detract from or harm the character of the conservation area in this instance. The area south of the new building which has been identified as being more sensitive to development will be retained as an open space which is welcomed'.

With regard to design, it is of note that the applicant is pursuing a contemporary design approach. The Cotswold Design Code provides the following guidance in respect of contemporary architecture:

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. A contemporary design should make strong local references and respect elements of the Cotswold vernacular, in order to maintain the architectural distinctiveness of the area'.

Paragraph D.31 goes on to state that 'the massing and the elevations of contemporary buildings should usually be broken, especially in historic setting, to avoid overly horizontal proportions and a monolithic or brutal appearance. The scale, modulation and architectural lines of contemporary buildings should respond to their context, for example with vertical articulation reflecting the narrower plots within town centres'.

Paragraph D.32 states that 'the use of traditional local materials, most notably natural stone, appropriate proportions, and a high standard of workmanship will help to ensure that contemporary developments are harmonious with their surroundings. There should be an emphasis on simplicity of design, with detailing neatly resolved and of the highest quality'.

Paragraph D.33 states 'in some instances the use of modern, non-local materials may contribute towards a successful contemporary design. This might include the use of more extensive areas of

glazing, zinc or copper roofs, or timber cladding. However, obvious local references should still be made.

In addition to the above, it is also necessary to have regard to guidance set out in the Oddington Conservation Area Statement (CAS). The aforementioned document states:

- i) new buildings should reflect the general pattern of buildings in Oddington, especially in scale and proportion, although there is scope for some architectural invention provided that it echoes Oddington's architecture.
- ii) Materials should be in accordance with those traditionally used in the particular part of the conservation area, and should maintain a similar mix.
- iii) Any new buildings should be located on its site in a similar way to the general pattern of building in that part of the area.

It is evident that both the Design Code and the CAS indicate that innovative and original proposals can be acceptable in principle. Policy and guidance does not therefore automatically preclude the introduction of contemporary development into the CA.

In terms of its relationship to existing patterns of development, the proposed dwelling will primarily extend in a north-south direction which will reflect the orientation of neighbouring dwellings at Bran Cottage and Embrook. The proposal is therefore considered to respond sympathetically to the general pattern of building development in this part of the CA. The proportions of the proposed dwelling are also considered to respond to the proportions of existing dwellings in the locality.

In the context of the Design Code, the mass of the development has been broken up using colonnades and glazing to avoid the building having an overtly horizontal emphasis or excessive mass. The aforementioned elements give interest to the scheme and are considered to sit comfortably within the site.

In response to concerns from Committee Members about the use of 'Cotswold Concrete' in the previous application, the applicant is now proposing to use ashlar natural stone for the external walls of the dwelling. The aforementioned material is evident throughout the Cotswolds and is considered to represent an appropriate material for the site. The use of ashlar will provide a visual reference to traditional building materials thereby helping to connect the development to its surroundings. It is considered that the use of ashlar responds sympathetically to local character and distinctiveness and that it would not have an adverse impact on the character or appearance of the CA.

It is considered that the contemporary design approach is acceptable for this particular location. The proposed dwelling lies adjacent to post war housing to its west and south. The surrounding area is characterised by a mix of building styles that reflect different periods in the development of the village. The current proposal is considered to represent a further progression of the architectural styles present in the village.

In terms of views into the CA, the main body of the site is separated from the adjacent field to the north by existing vegetation. A Public Right of Way (HOD9) extends in a north south direction through the field to the north of the application site. The footpath extends along the eastern boundary of the aforementioned field. Views of the main body of the site from the Right of Way are largely screened by vegetation. The site is also seen against a backdrop of residential development forming part of the Embrook development to the west of the application site. In light of the limited height of the building, existing vegetation and the presence of existing post war development, it is considered that the proposed dwelling will not have an adverse impact on the character or appearance of the CA when viewed from the Right of Way. It is noted that a driveway will be created through the southern part of the field. However, a hard surface has already been laid along much of the route of the driveway to facilitate access for agricultural vehicles into the field. A new hedgerow and trees will also be planted to screen the driveway which will be

surfaced in crushed stone. It is considered that the proposed driveway and associated vehicular traffic will not have an adverse impact on the setting of the CA.

The nearest listed building to the application site is the Grade II listed, Woodbine Cottage which is located approximately 30m from the site entrance and 80m from the proposed dwelling. Existing post war housing lies between the listed building and the listed building. There is no direct visual or historic interconnectivity between the site of the proposed dwelling and the heritage asset. In addition, the proposed entrance will retain a relatively plain appearance. It is considered that the proposed development will not have an adverse impact on the setting of the listed building.

Overall, it is considered that the proposed development will preserve the character and appearance of the CA and will not have an adverse impact on the setting of listed buildings. The proposal accords with Local Plan Policies EN1, EN2, EN10 and EN11 and guidance contained in Section 16 of the NPPF.

(b) Impact on the Character and Appearance of the Cotswolds Area of Outstanding Natural Beauty

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) wherein the Council is statutorily required to have regard to the purpose of conserving and enhancing the natural beauty of the landscape (S85(1) of the Countryside and Rights of Way Act 2000).

The following Local Plan policies are considered relevant to the proposal:

Local Plan Policy EN4 The Wider Natural and Historic Landscape states:

1. '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.
2. 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, the setting of settlements, settlement patterns and heritage assets.'

Local Plan Policy EN5 Cotswolds Area of Outstanding Natural Beauty (AONB) states:

- 1.'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.
2. Major development will not be permitted within the AONB unless it satisfies the exceptions set out in National Policy and Guidance.'

In terms of national guidance, the following paragraphs are considered relevant to the proposal:

Paragraph 170 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by 'protecting and enhancing valued landscapes' and 'recognising the intrinsic character and beauty of the countryside'.

Paragraph 172 of the NPPF states that 'great weight should be given to conserving and enhancing landscape and scenic beauty in ... Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.'

The main body of the application site occupies an uncultivated area of grassland which is bordered on three sides by residential development. It is also separated from the field to the north by vegetation and a stream. The aforementioned part of the site therefore appears to form part of

the built settlement rather than the open countryside. The creation of the dwelling and the garden area will not result in a discernible encroachment of built development into the AONB landscape. The limited height of the proposed dwelling, combined with its set down position below existing residential development to the west, also means that it will not be unduly prominent from the Public Right of Way that runs through the eastern side of the field to the north of the application site. The proposed dwelling will be seen against a backdrop of existing residential development where it is not screened by existing vegetation. It will therefore form part of the village environment rather than as an extension of the settlement.

The proposed driveway will result in the formalisation of an existing farm track. However, new hedgerow and tree planting will be introduced along the driveway to minimise the visual impact of both the drive and vehicles using the access route. The existing field also has a partly developed character as a result of a number of polytunnels which are situated on the land. It is considered that the driveway will not have an unacceptable impact on the character or appearance of the AONB.

The site is located approximately 125m to the south of the A436. Existing roadside vegetation largely screens views of the site from the aforementioned highway. The limited views that are available place the site in context with existing village development. The proposed development will not therefore appear as a particularly obtrusive or incongruous form of development when viewed from the A436.

The proximity of the site to existing dwellings together with the limited height of the development mean that the proposed scheme is unlikely to have an unacceptable impact on the character or appearance of the AONB in terms of light pollution.

It is considered that the proposed development, by virtue of its modest size, proximity to existing development and residential nature, does not represent major development having regard to paragraph 172 of the NPPF.

Overall, it is considered that the proposed development will not result in an encroachment of development into the countryside or have an adverse impact on the setting of the village within the AONB landscape. The proposal is considered to conserve the natural beauty of the AONB. The proposal is considered to accord with Local Plan Policies EN1, EN4 and EN5 and guidance in paragraphs 170 and 172 of the NPPF.

(c) Impact on Residential Amenity

The proposed dwelling will be provided with a level of outdoor garden space which is considered to be commensurate with the size of a 4 bed family home. There is considered to be sufficient space for a range of family activities to be able to take place within the garden area in accordance with advice in the Cotswold Design Code.

In terms of privacy, the principal windows in the proposed dwelling will face to the north or south. They will not therefore face directly towards dwellings to the east or west of the application site. The south facing windows will lie approximately 34m from the site boundary with Woodhall to the south. The distance exceeds the 22m minimum distance between facing windows set out in the Cotswold Design Code. Glazing in the eastern side of the proposed corridor elevation will be located approximately 40m from the facing elevation of Brans Cottage to the east. The aforementioned distance is also in excess of the 22m distance specified in the Design Code. There are no windows proposed in the western elevation of the proposed development facing towards Embrook.

It is noted that the proposed development will create a garden adjacent to the garden area of Brans Cottage. However, it is also of note that a Public Right of Way extends through the garden of Brans Cottage. The aforementioned property is therefore already subject to a degree of activity within its private space. The applicant is proposing to introduce hedgerow planting along the eastern boundary of the site to provide screening between the application site and Brans Cottage.

It is considered that the proposed development will not have an unacceptable impact on the privacy or amenity of the occupants of Brans Cottage or future residents of the proposed dwelling.

In terms of light and overbearing impact, the proposed development will be set down below the level of existing properties on Embrook to the west. The proposal does not breach daylight guidance set out in BRE document IP 23/12 Site Layout Planning for Daylight.

The proposed development is considered to accord with the Cotswold Design Code in respect of amenity, privacy and open space.

(d) Access and Highway Safety

Vehicular access to the proposed development will be via an existing field entrance located on an unclassified road to the west of the application site. The road extends from the A436 in the north to the road leading through the centre of the village to the south. It is single carriageway in width and is subject to a 30mph speed limit. The field entrance is located on the outside of a bend which means that adequate visibility can be achieved for vehicles exiting the site. Road users heading south from the A436 can also enter the site safely. However, vehicles heading north along the lane will have to cross the carriageway in order to enter the site. Due to the bend in the road, northwards visibility is limited. Notwithstanding this, the lane is relatively narrow in width with the result that vehicles heading along the lane tend to occupy nearly the full width of the road. Road users therefore already have to show a degree of caution when approaching the bend. Due to the narrowness of the lane vehicles turning right will not therefore need to manoeuvre across a free flowing lane of traffic. It is also of note that the existing access can be utilised by farm vehicles and that the lane is not heavily trafficked. On balance, it is considered that the level of traffic generated by a single dwelling will not have an unacceptable adverse impact on highway safety and that the proposed access arrangements are acceptable having regard to Local Plan Policy INF4.

The proposed development can provide a level of on-site parking sufficient to meet the typical requirements of the size of dwelling proposed. The proposal is considered to accord with Local Plan Policy INF5.

(e) Impact on Protected Species

The application is accompanied by an Ecological Appraisal (EA). With regard to the main body of the site the EA states that it 'comprises a semi-improved (somewhat nutrient enriched) grassland that supports a botanical assemblage of common and widespread grasses and flowering plants. The field has been neglected in recent years, and as such the grassland has developed a tussocky sward'. No bats, mammals, nesting birds, amphibians including great crested newts were found to be present on the site. A full reptile survey has also been undertaken of the site. No reptiles were found to be present during the course of the survey.

In summary, the EA states 'The proposed scheme will not have adverse impacts on the ability of local wildlife to survive, breed or reproduce, to rear or nurture their young or to hibernate or migrate. The proposed scheme will not adversely affect the local distribution or abundance of locally notable wildlife species. The long-term ecological effects of the proposed scheme are considered to be neutral.'

it is considered that the proposed development could be undertaken without having an unacceptable impact on protected species or their habitat in accordance with Local Plan Policy EN8.

(f) Flooding and Drainage

The application site is located in a Flood Zone 1 which is the lowest designation of Flood Zone. The erection of dwellings in such locations is acceptable in principle. The applicant has submitted a drainage strategy with the application. The strategy indicates that the applicant will firstly

consider infiltration measures. However, if this is found not to be practicable, on-site attenuation will be introduced which will accommodate 1 in 100 year storm events plus a 40% allowance to be taken into account climate change. The proposal will not therefore increase the rate of surface water flow into the stream to the north.

The Council's Drainage Engineer has assessed the proposal and raises no objection subject to the attachment of a surface water drainage scheme condition should permission be granted.

It is considered that the proposal can be undertaken without posing an unacceptable risk of flooding either on or off the site. The proposal therefore accords with Local Plan Policy EN14.

9. Conclusion:

Overall, it is considered that the application site represents an appropriate location for the erection of a dwelling of the size and scale proposed. Whilst contemporary in design, the scheme is considered to respond sympathetically to its location and not to have an adverse impact on the character or appearance of Oddington Conservation Area or the Cotswolds AONB. It is also considered that the proposed development can be undertaken without having an adverse impact on highway safety, residential amenity or flooding or drainage. It is therefore recommended that the application is granted permission.

10. Proposed conditions:

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

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

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

A28-08-01, A28-08-02, A28-08-03, A28-08-04, A28-08-05, A28-08-06, A28-08-07, A28-08-08 , A28-08-09 , A28-08-10 , A28-08-11, A28-08-12, A27-07-13 Rev 01, A28-08-14, A28-08-15, A28-08-16, 19122.101 B

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

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 Policies EN2, EN10 and EN11, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings

Prior to the 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 Policies EN2, EN10 and EN11, 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.

No windows, perforated screens, gates, gate piers, walls or other means of enclosure shall be installed/inserted/constructed in the development hereby approved or in the application site, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:10 with 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 Policies EN2, EN10 and EN11

Notwithstanding the provisions of Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no fences, walls, gates, gate piers or other means of enclosure shall be erected, constructed or sited within the site other than those permitted by this Decision Notice.

Reason: It is important that the Local Planning Authority retains control over further development in order to retain the character and appearance of Oddington Conservation Area and the Cotswolds AONB having regard to Local Plan Policies EN2, EN4, EN5 and EN10.

No external lighting shall be installed or erected within the application site other than that approved by this decision notice.

Reason: In order to protect the rural character and appearance of the Cotswolds AONB and Oddington Conservation Area in accordance with Local Plan Policies EN1, EN2, EN4, EN5, EN10 and EN11.

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

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy EN2.

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.

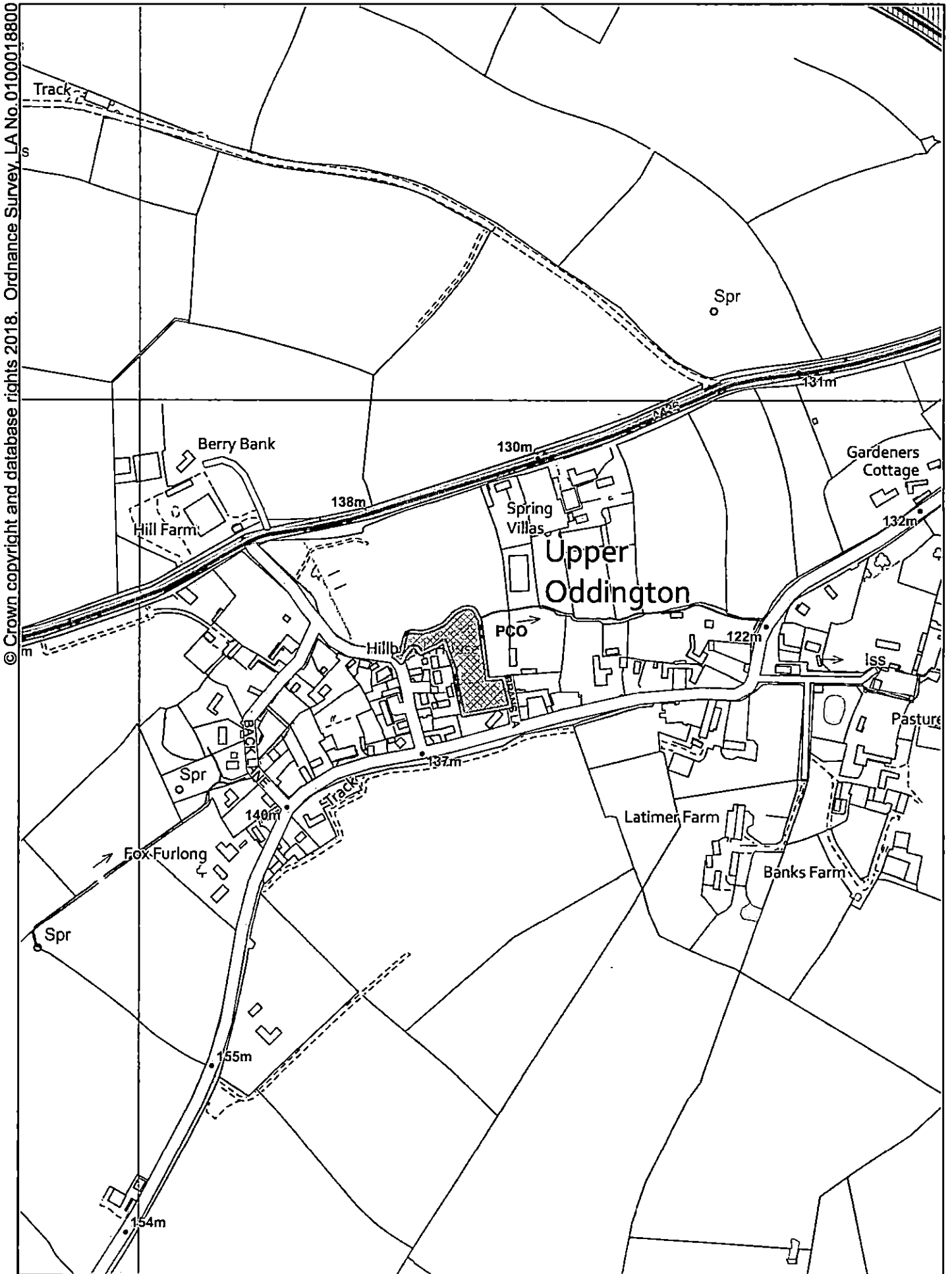
Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy EN2.

Prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and the results of any soakage tests carried out at the site to demonstrate the infiltration rate. The development shall be carried out fully in accordance with the approved details prior to the first occupation of the development hereby approved.

Reason: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality in accordance with Local Plan Policy EN14. It is important that these details are agreed prior to the commencement of development as any on-site works could have implications for flooding and drainage. If the surface water design is not agreed before works commence, it could result in abortive works being carried out on site or alterations to the approved site layout being required to ensure flooding does not occur.

Prior to laying of any floors of the dwelling hereby approved, plans showing the existing and proposed ground levels at the site, the finished floor levels, the ridge heights of the proposed building(s) and any neighbouring buildings adjacent to the site, shall be submitted to and approved in writing by the Local Planning Authority (such levels and heights shall be datums above sea level). The development shall only be carried out in accordance with the agreed details.

Reason: It is important to clarify the levels and height of the development in relation structures both on and off the site in order to avoid any future ambiguity over the height of the dwelling hereby approved.



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LAND WEST OF BRANS COTTAGE BRANS LANE UPPER ODDINGTON

Organisation: Cotswold District Council

Department:

Date: 28/06/2019



COTSWOLD
DISTRICT COUNCIL



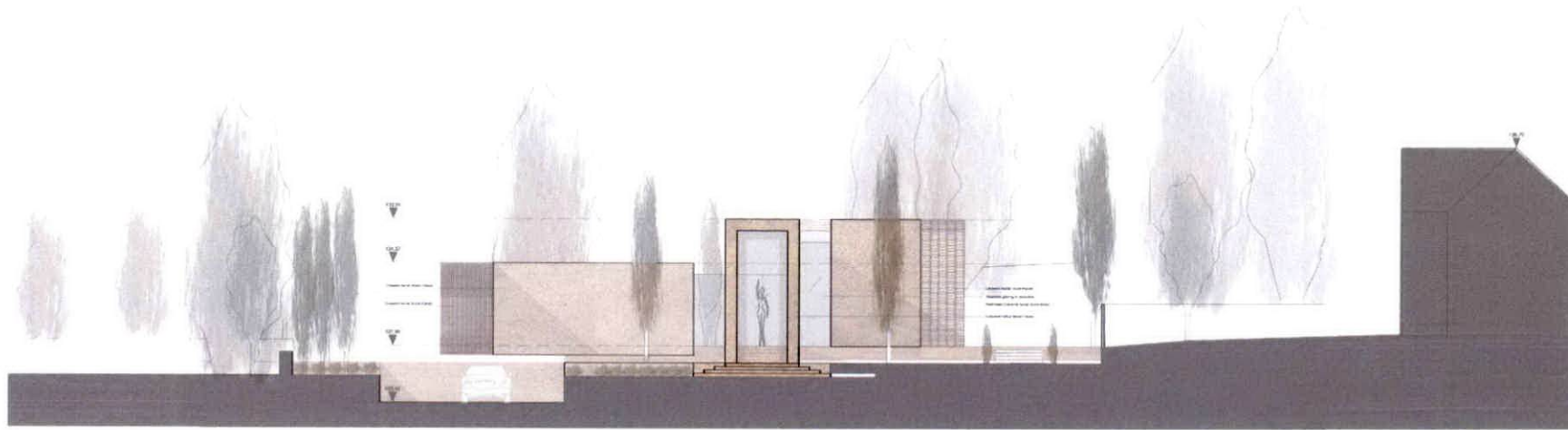
NORTH

2. SITE LOCATION

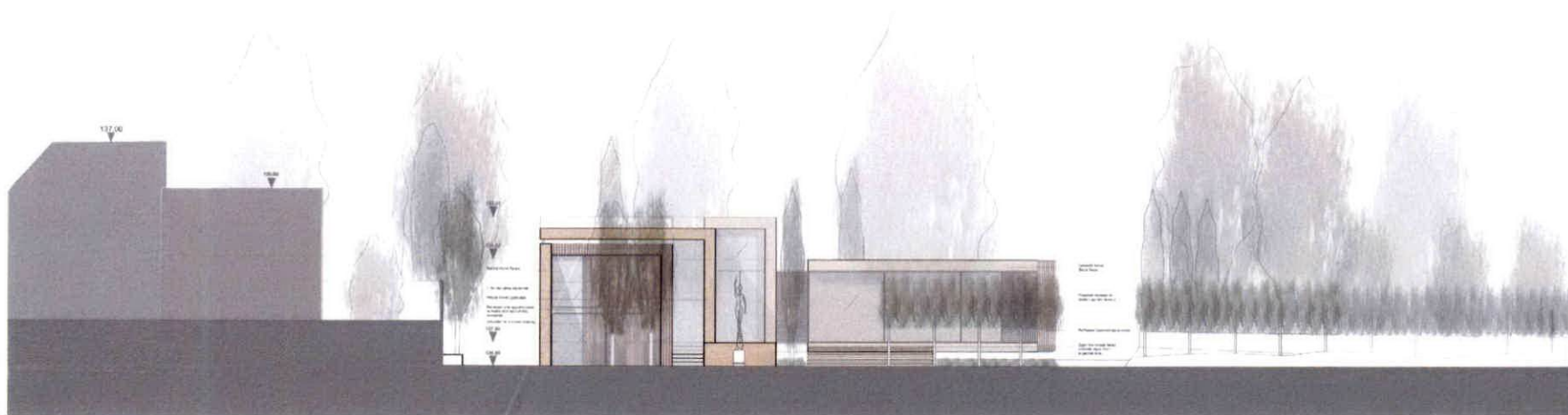
Upper Oddington, Moreton-In-Marsh GL56 0XQ.

Black Line Indicates Conservation Boundary.





Proposed North Elevation

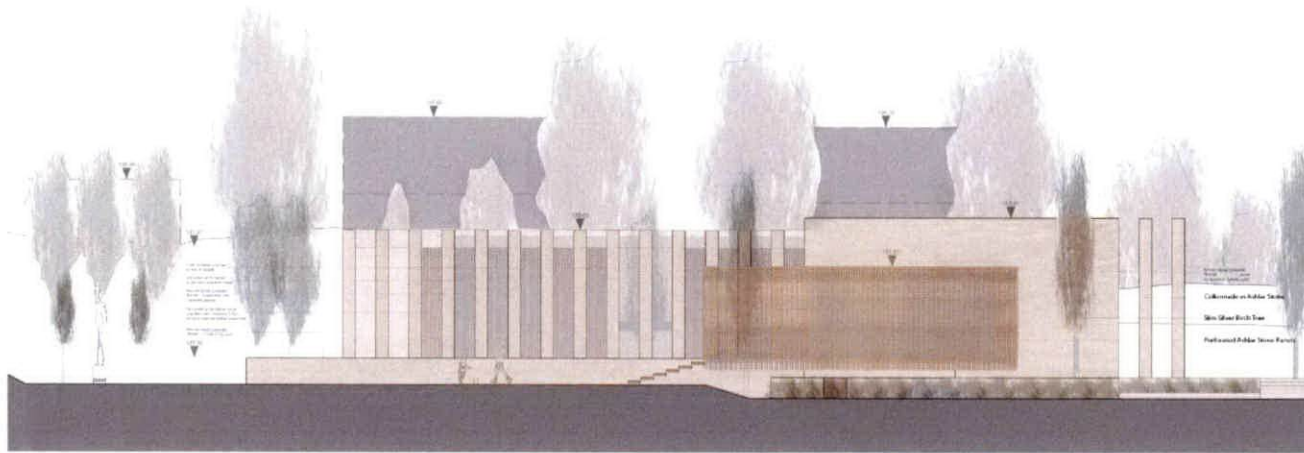


Proposed South Elevation

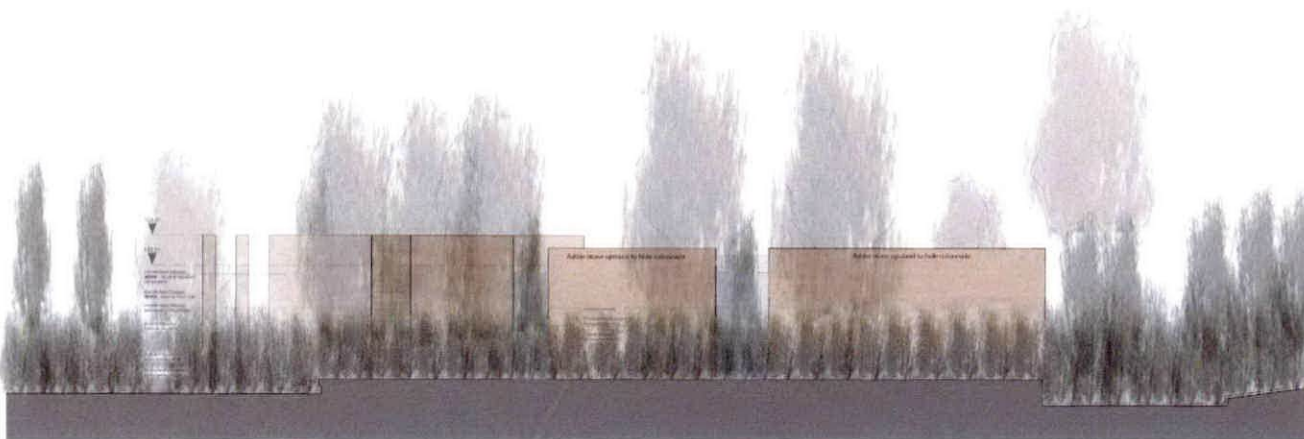
PROJECT		Infill site at Upper Ockington Merton-in-Marsh	
CLIENT		Mr Alan Cox	
DRAWN BY		JAMES HEAL, H AND ENVIRONMENTAL DESIGNERS	
DATE		15/06/2019	
SCALE		1:100	
DRAWING NO.		A20-02-09	
DRAWING TITLE		Proposed Front and Rear Elevation	
DRAWING STATUS		DRAWN DATE	
DESIGNED BY		15/06/2019	
CHECKED BY		15/06/2019	
DRAWN BY		15/06/2019	
DRAWING NO.		A20-02-09	
DRAWING TITLE		Proposed Front and Rear Elevation	
DRAWING STATUS		DRAWN DATE	
DESIGNED BY		15/06/2019	
CHECKED BY		15/06/2019	
DRAWN BY		15/06/2019	
DRAWING NO.		A20-02-09	
DRAWING TITLE		Proposed Front and Rear Elevation	

80

1910706 / full



Proposed East Elevation



Proposed West Elevation

PLANNING DRAWINGS ONLY
 Subject to final site dimensions and location.
 Weather illustrations in appropriate north direction.

REV	DATE	BY	APP	DESCRIPTION
1	01/05/2019	JM	JM	REVISED PER COMMENTS
2	01/05/2019	JM	JM	REVISED PER COMMENTS

PROJECT
 Infill site at Upper Oddington
 Moreton-in-Marsh

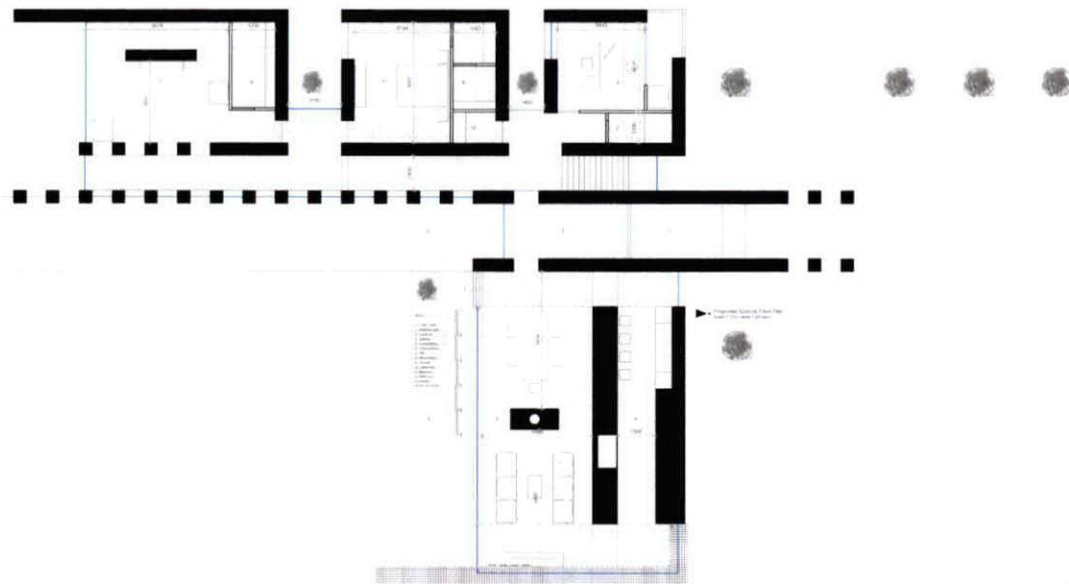
CLIENT
 Mr Alan Cox

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION
 This drawing is intended for use in the preparation of planning applications.
 It is not intended for construction purposes.
 No liability is accepted for any loss or damage arising from the use of this drawing for any purpose other than that for which it was prepared.
 The DMD Group
 CONSULTING ARCHITECTS, URBAN DESIGNERS & PROPERTY CONSULTANTS
 105, THE SQUARE, 4TH FLOOR, 105 THE SQUARE, BIRMINGHAM, B1 1AA
 WWW.DMDGROUP.COM

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 CONSULTING ARCHITECTS, URBAN DESIGNERS & PROPERTY CONSULTANTS
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 WWW.DMDGROUP.COM

DRAWING TITLE
 Proposed Side Elevations

JOB NO	008	DRAWN DATE	01/05/2019	SCALE	1:100
DRAWING STATUS	Planning	DESIGNED BY	JM	CHECKED BY	JM
DESIGNED DATE	01/05/2019	DRAWING NO	426-08-10		
DATE	01/05/2019	PROJECT NO	426-08-10		



Front Perspective

PLANNING DRAWINGS ONLY
 Consultant to check all site dimensions and local plans
 All other dimensions to supersede unless otherwise stated

NO.	REVISION	DATE	BY	APPROVED BY
01	ISSUED FOR PERMIT	01/05/2019	DM	DM

PROJECT
 Infill site at Upper Oddington
 Mornton-in-Marsh

CLIENT
 Mr Alan Cox

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

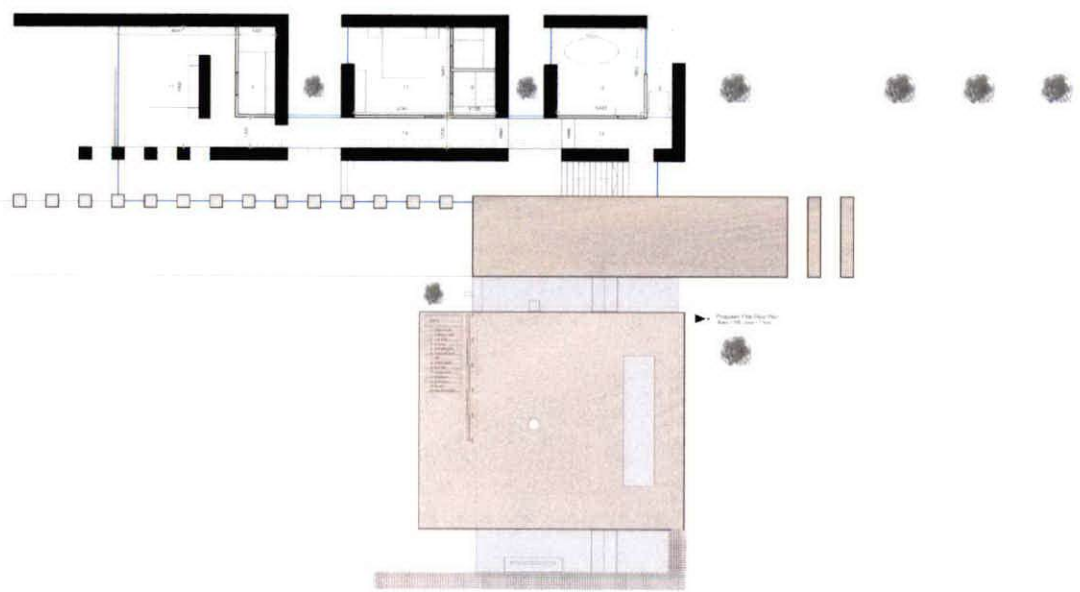
- 1. The site is a residential development.
- 2. The site is not a designated area.
- 3. The site is not a listed building.
- 4. The site is not a protected area.
- 5. The site is not a scheduled monument.
- 6. The site is not a World Heritage Site.
- 7. The site is not a National Nature Reserve.
- 8. The site is not a Site of Special Scientific Interest.
- 9. The site is not a Special Protection Area.
- 10. The site is not a Special Area of Conservation.

The DMD Group
DMD
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 14 LUTON ROAD, BATH, AVON, BA1 1JG
 T +44 (0)1225 456789 F +44 (0)1225 456789
 WWW.DMDGROUP.COM

DRAWING TITLE
 Proposed Ground Floor Plan

DISCIPLINE	DATE	SCALE
Planning	01/05/2019	1:1000
DESIGNED BY	CHECKED BY	DATE
DM	DM	01/05/2019
COMPANY CODE	BUILDING ALIAS	PROJECT NO.
DMD	01	A28-08-07

PLANNING DRAWINGS ONLY
 Check for correct dimensions and locations.
 All dimensions to be confirmed on site.



Rear Perspective



Garden Perspective

MR. ALAN COX
 100% COMPLETE
 10/05/2019

PROJECT:
 Infill site at Upper Oadlington
 Monston-in-Marsh

CLIENT:
 Mr Alan Cox

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

- 1. No asbestos or lead has been identified.
- 2. No radon has been identified.
- 3. No significant noise or vibration has been identified.
- 4. No significant air quality issues have been identified.
- 5. No significant water quality issues have been identified.
- 6. No significant soil contamination has been identified.
- 7. No significant ground stability issues have been identified.
- 8. No significant flood risk has been identified.
- 9. No significant climate change issues have been identified.
- 10. No significant biodiversity issues have been identified.

The DMD Group
 DOMESTIC ARCHITECTURE
 DESIGN & PROJECT SERVICES
 100 LUTON RD, LUTON, MK4 0JL
 01582 511111
 www.dmdgroup.co.uk

DRAWING TITLE:
 Proposed First Floor Plan

JOB NO:	006	DRAWN DATE:	11/05/2019	SCALE:	1:100
DRAWING STYLE:	Planning	ISSUE DATE:	11/05/2019	DESIGNED BY:	DM
CLIENT/OWNER:	DM				
CUSTOMER CODE:		FLOOR LEVEL:	GROUND	DRAWING NO:	A20-08-06

PLANT SCHEDULE

All plants to be supplied from an HTA approved nursery and in accordance with National Plant Specifications

TREES	Key	Species	Specification
	AM	Amelanchier a grandiflora (Star Hib)	3.0-4.0m tall Semi-Mature RB Container
	BP	Betula pendula	4.0-5.0m tall Semi-Mature Container
	BP*	Betula utilis (Japanensis) 'Silver Queen'	4.0-5.0m tall Semi-Mature Container
	CBP	Carpinus betulus (Phacoides) with 1.0m 1.0m planted head on frame	100/100 cm (HxW) clear stem
	CC	Corylus colurna	3.0-4.0m tall Semi-Mature RB Container
	CS	Cornus alternifolia (Tutuam Fruit)	3.0-3.5m tall Container grown
	FS	Fagus sylvatica	3.0-3.5m tall Semi-Mature RB Container
	FPF	Fagus sylvatica 'Purpurea'	3.0-3.5m tall Semi-Mature RB Container
	LT	Lonicera tubularis	4.0-5.0m tall Semi-Mature RB Container
	PLR	Prunella spina (Rosa)	1.8-2.0m tall RB Container
	PP	Prunella parviflora	2.0-3m tall Container
	PP*	Prunella parviflora	4.0-5.0m tall Medium-Lowered to 1.8m Container
	ZS	Zelkova serrata (Green Vein)	3.0-4.0m tall RB Container

HEDGES (ORNAMENTAL)

Key	Species	Size/Type
L2H	Lonicera hedera	90/120cm - standard
To be planted at 300mm centres along a single line		
T2H	Taxus baccata	90/120cm - installed
To be planted at 400mm centres along a single line		
LH	Larodendron laticarpum	30-40cm, 2x, 1st-year
To be planted at 300mm centres along 2m staggered rows each set 250mm apart		

HEDGES (NATIVE)

GENERAL NATIVE HEDGE MIX (N1)		
%	Species	Size/Type
15%	Aster campestris (Field Maple)	90/120cm height RB
15%	Cornus sanguinea (Dogwood)	90/120cm height RB
10%	Corylus avellana (Hazel)	90/120cm height RB
30%	Crataegus monogyna (Hawthorn)	90/120cm height RB
10%	Ligustrum vulgare (Privet)	90/120cm height RB
5%	Malus sylvestris (Crab Apple)	90/120cm height RB
To be planted (November to March) planted at 300mm centres along 2m staggered rows each set 300mm apart along line of earth bank		

NATIVE HEDGROW RESTORATION MIX (N2)

%	Species	Specification
15%	Aster campestris (Field Maple)	90/120cm height RB
15%	Cornus sanguinea (Dogwood)	90/120cm height RB
15%	Corylus avellana (Hazel)	90/120cm height RB
40%	Crataegus monogyna (Hawthorn)	90/120cm height RB
5%	Ligustrum vulgare (Privet)	60/90cm height RB
5%	Malus sylvestris (Crab Apple)	90/120cm height RB
5%	Quercus robur (Oak)	90/120cm height RB
To be planted (November to March) planted at 300mm centres along 2m staggered rows each set 300mm apart or as with planting at 300mm centres within existing hedge where space allows		

NATIVE HEDGROW MIX WITHOUT TREES (N3)

%	Species	Specification
15%	Aster campestris (Field Maple)	90/120cm height RB
15%	Cornus sanguinea (Dogwood)	90/120cm height RB
35%	Crataegus monogyna (Hawthorn)	90/120cm height RB
35%	Ligustrum vulgare (Privet)	90/120cm height RB
To be planted (November to March) planted at 300mm centres along 2m staggered rows each set 300mm apart and 400mm away from boundary fence		

SHRUBS, HERBACEOUS AND GRASSES

Key	Species	Size/Type
CS	Carex spathulata	3L container
CS*	Calluna hecortii Karl Florenz	3L container
CS*	Dryopteris filix-mas	3L container
CS*	Helleborus viridis	3L container
CS*	Stipa pennina	3L container

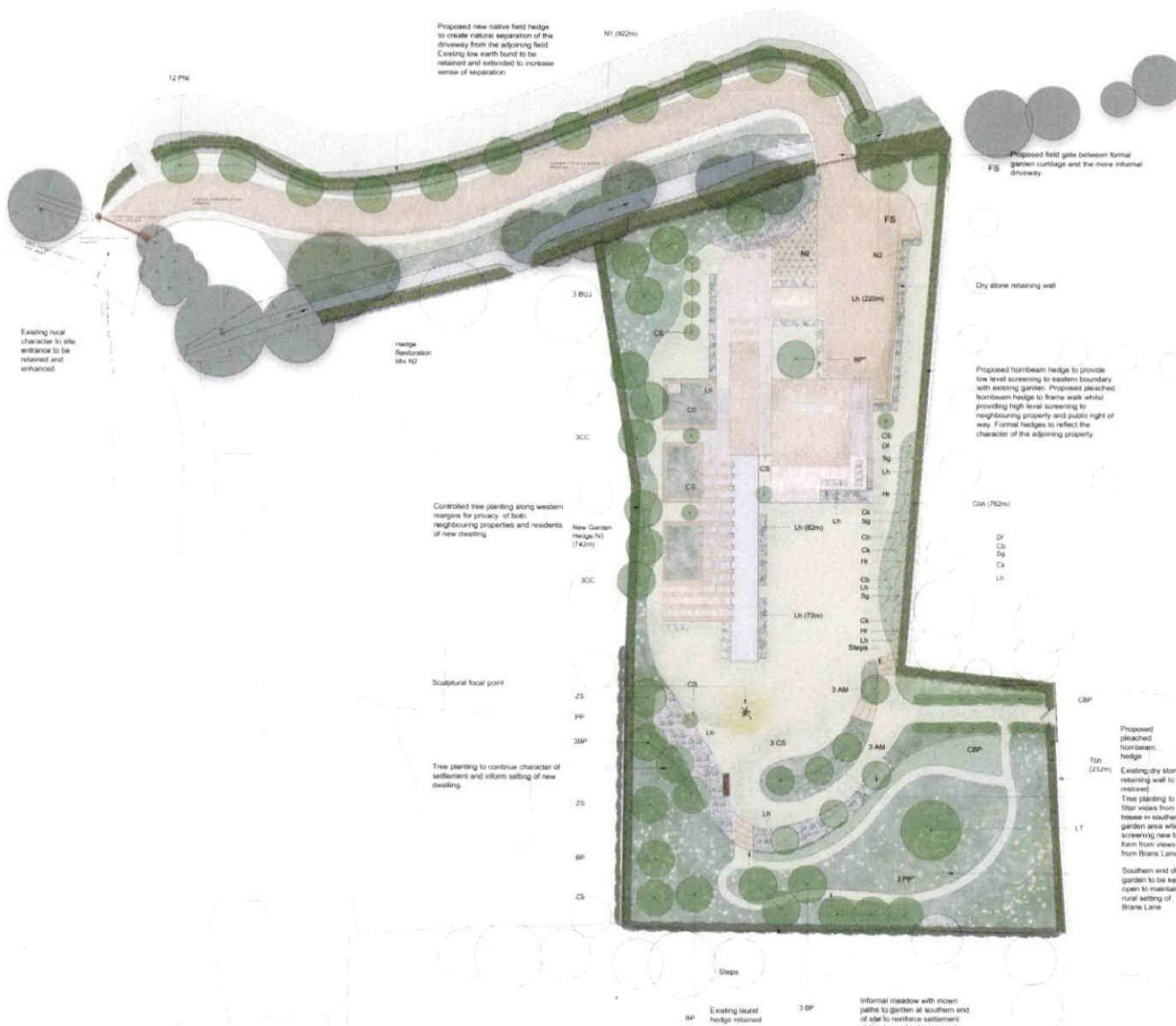
MEADOW/LOW GRASS

Proposed meadow and low grass margins to be seeded with the following mix:

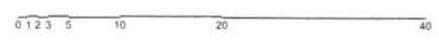
Emergence Seeds Mix BMS2 Special General Purpose Meadow Blend (consisting of 20% wild flower seed with 80% meadow grasses). The seed mix has been chosen to accommodate a greater mix of seed and existing conditions within the site. The species will create a diverse sward in varying conditions.

Mix to be sown at the rate of 4g per square metre (16kg per acre) in autumn or spring.

Maintenance summary: Lightly mow frequently throughout first year when sward reaches 40-50mm in height to reduce natural annual seed growth. After first year cut in late July and again November to a height of 50mm.



Scale



Land west of Bran's Cottage, Upper Oddington

Landscape Proposals

Notes

- 1) Do not scale directly from this drawing.
- 2) This drawing is to be read in conjunction with all other relevant MHP drawings and information supplied by other consultants.
- 3) Hatch patterns displayed on this drawing are indicative only and do not represent actual paving units or material sizes.
- 4) All tree planting in proximity to buildings to be checked by engineers to ensure foundation detailing is appropriate.

Project: Land West of Bran's Cottage, Upper Oddington
 Client: Mr Alan Cox
 Title: Landscape Proposals
 Drawing number: 19122.101
 Status: FOR PLANNING
 Drawn By: AP
 Checked By: AT
 Date: 24/6/19
 Scale @ A1: 1/250
 Rev: B



LANDSCAPE AND VISUAL
IMPACT ASSESSMENT

LAND WEST OF BRANS
COTTAGE, UPPER
ODDINGTON

CHARTERED
LANDSCAPE
ARCHITECTS

mhp

SUMMARY & CONCLUSION:

The study site comprises undeveloped land predominately located within a Conservation Area within the settlement of Upper Oddington. The village itself falls with the Cotswolds Area of Outstanding Natural Beauty (AONB). These designations confirm that the landscape in which the site and the village are located are recognised for their historic value, quality of their landscape character and general scenic beauty. Policy and guidance, both national and local is focused on conserving and enhancing these attributes in what is recognised to be a high value landscape which is generally sensitive to changes.

The landscape characteristics of the wider landscape and the settlement are well documented and the study site falls within an area which is informed by characteristics of the settlement rather than the wider rural landscape that provides the setting to the settlement.

The landscape character of the village is distinctive being informed by a combination of aesthetic vernacular materials and finishes, small intimate scale and distinct settlement pattern all contained by a gently enclosing local topography and a framework of established vegetation.

The study site makes a limited contribution to the character of the settlement due predominately to its limited features and low visual prominence located away from the general lanes which provide local access and from which the character is generally appreciated. The Conservation Area Statement confirms that the study site has the appearance of wasteland and that it is not included in land identified as important village open space. The site character is influenced by the adjoining settlement features some of which are urbanising in nature and detractors to the quality of the local settlement character.

The watercourse and its associated hedgerow vegetation is the single most valuable feature of the study site which contributes to the natural green infrastructure which encloses the village and forms a part of an identifiable soft edge to the settlement. The openness of the study site adjoining Brans Lane is also assessed to have greater value than other areas of the site as it contributes to the landscape setting of Brans Lane and its associated cottages. The openness of the land to the north of the watercourse is also assessed to have greater value than the openness of the main study site. However, the study site is generally assessed to have lower landscape sensitivity than it does visual sensitivity.

In visual terms the study site is contained with limited public views predominately restricted to views from Brans Lane and the public right of way which extends to the A436. Existing settlement features and established vegetation generally obscure other potential views into the site. There are a number of views from residential properties adjoining the site boundaries to the east, west and south. Views from properties adjoining the west and southern boundaries are limited to upper floor windows whilst view from properties to the east (Brans Lane) may include ground floor windows. In summary the study site is most sensitive to views from visual receptors who experience various views into the study site from immediately adjoining the eastern site boundary.

The development proposals have been developed to include landscape and visual mitigation measures as an inherent part of the architectural design and its layout. These include locating the main built form in an area of the site which has the least value in terms of openness and its value to the setting of Brans Lane or the rural character of the land north of the watercourse. The development is also proposed with a low profile so that new built form reflects the same

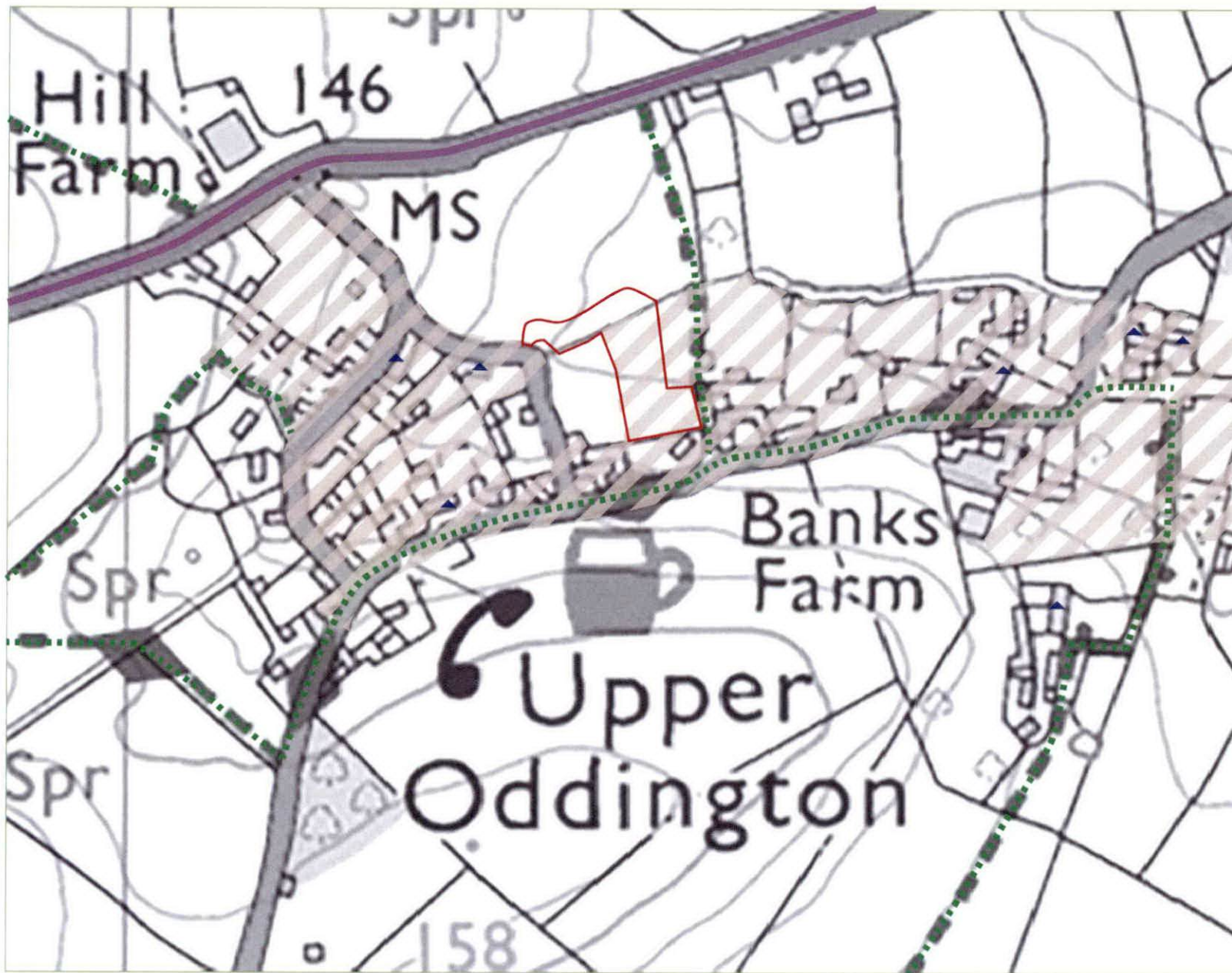
enclosed character found within the adjoining settlement. Other proposed mitigation measures including significant tree and hedge planting will reinforce this enclosed character found throughout the adjoining settlement. Hedge and formal pleached tree planting along the eastern margin maintains separation between the proposed and existing development using landscaping which reflects the existing garden character. This is intended to conserve the setting of the existing property and visual amenity of residents and walkers on the public right of way which passes through the existing garden. In contrast a more open approach to landscape mitigation is proposed adjoining Brans Lane so that the openness which contributes to the setting of the settlement in this location is conserved.

The development proposes a mix of both formal and informal landscape design both to achieve specific mitigation and to create a new dwelling with strong sense of place. Formal garden vegetation is seen juxtaposed with more informal and native vegetation throughout the settlement and is a positive attribute to the settlement character. The proposed development uses this approach to ensure that it emulates and builds on this character where presently few desirable village characteristics are present.

Whilst the main core of the proposed development has a strong garden character, the proposed driveway north of the watercourse maintains a more informal character to reflect its location adjoining open countryside. The development proposes to restore the hedgerow along the watercourse to strengthen the green infrastructure which forms part of the enclosure to the settlement in general. It also provides strong separation between the areas with new built form and the open land north of the hedgerow. This is to be further reinforced with new native hedge and planting to the north of the drive which together with the watercourse hedgerow and further tree planting will create an identifiable edge to the settlement where presently it is broken.

This landscape and visual impact assessment has tested the potential effects arising from development and sets out the findings in Table 1 and Table 2 of this assessment. The findings confirm that with the inherent and proposed landscape mitigation measures the development would result in predominately beneficial effects to landscape character. With regard to visual effects the impact assessment has identified that there would be no significant visual effects to visual receptors within the public realm and limited effects to local residential amenity.

National and local policy requires that development in the AONB must conserve or enhance landscape character and scenic beauty. This assessment has confirmed that the character of the study site is informed by the settlement features rather than the open countryside and that the development proposals comprehensively address the AONB Landscape Strategies and Guidelines set out on page 7 of this assessment. As such the development proposals appear sensitive to the local landscape and settlement character and visual amenity and have potential to make a positive contribution to the settlement without harm to the wider landscape.



KEY

-  Study Site
-  Public Rights of Way
-  Oddington Conservation Area
-  Listed Building
-  Key Route / Main road

Base map reproduced from OS Explorer 1:25000

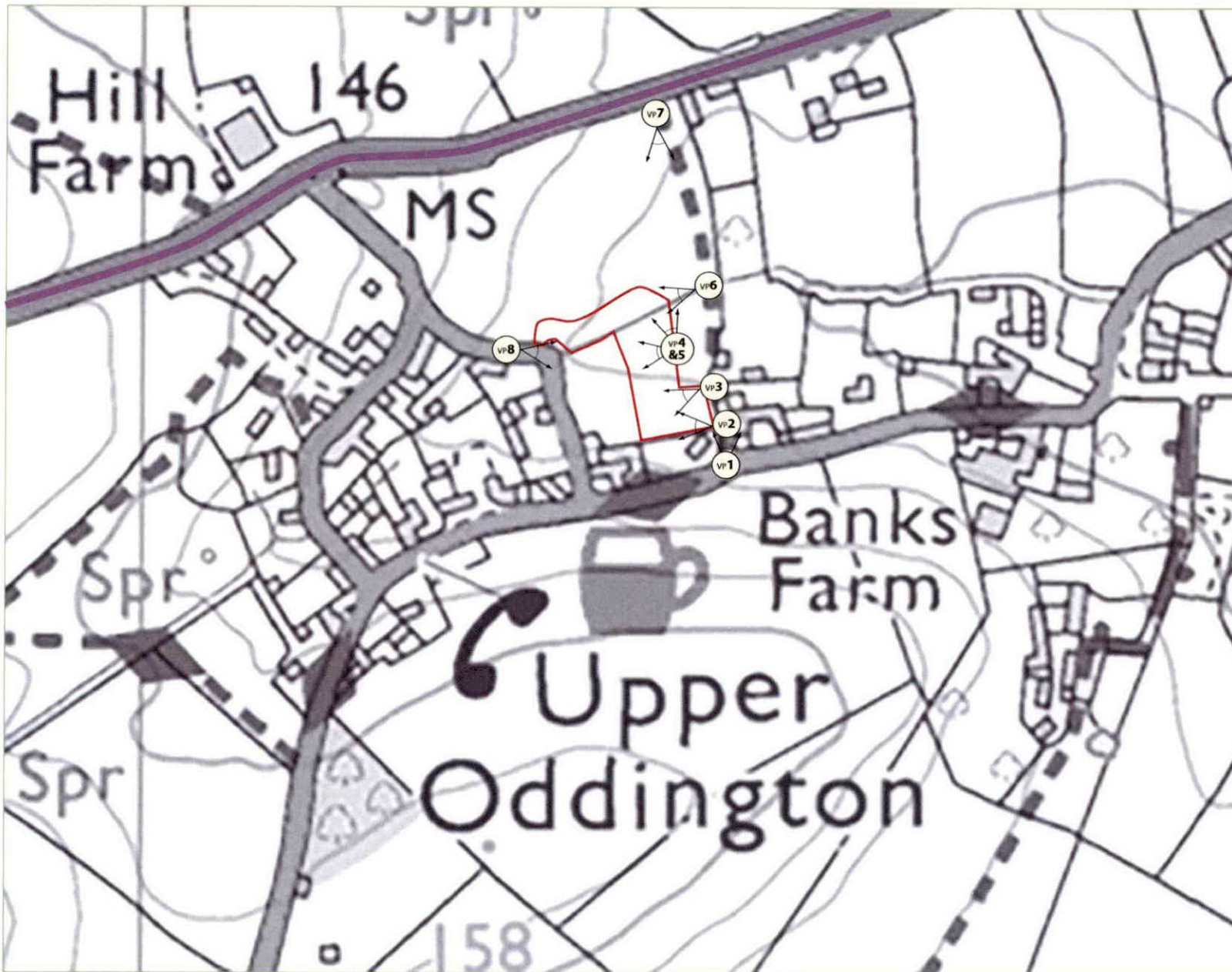
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All rights reserved. Licence number 100039900 SCALE: NTS

Project Name:
Land West of Brans Cottage




MHP Reference:
19122

Revision	Status	Date
	Draft 1	24/06/2019

Figure 1 Site Location, Designations and Context
19122 Land West of Brans Cottage, Upper Oddington



KEY

-  Study Site
-  Viewpoint Location/Direction
-  Key Route / Main road

Base map reproduced from OS Explorer 1:25000

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Project Name:
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	Draft 1	24/06/2019

Figure 2 Viewpoint Photograph Locations
19122 Land West of Brans Cottage, Upper Oddington

Viewpoint Photograph 1



View from Brans Lane junction looking north towards site

Full extent of panorama, taken 18/06/19
This is a composite image made up of a number of 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Viewpoint Photograph 2



View from Brans Lane looking west

Full extent of panorama, taken 18/06/19
This is a composite image made up of a number of 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Figure 3 Viewpoint Photographs
19122 Land West of Brans Cottage, Upper Oddington

Viewpoint Photograph 3



View from Brans Lane looking west

Full extent of panorama, taken 18/06/19
This is a composite image made up of a number of 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Viewpoint Photograph 4



View looking west into site from eastern boundary

Full extent of panorama, taken 18/06/19
This is a composite image made up of a number of 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Figure 4 Viewpoint Photographs
19122 Land West of Brans Cottage, Upper Oddington

Viewpoint Photograph 5



View looking north along eastern site boundary

Full extent of panorama, taken 18/06/19
This is a composite image made up of a number of 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Viewpoint Photograph 6



View from PROW looking west towards site

Full extent of panorama, taken 18/06/19
This is a composite image made up of a number of 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Figure 5 Viewpoint Photographs
19122 Land West of Brans Cottage, Upper Oddington

Viewpoint Photograph 7



View looking south along PROW

Full extent of panorama, taken 18/06/19
This is a composite image made up of a number of 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Viewpoint Photograph 8



View looking east towards site entrance




Full extent of panorama, taken 18/06/19
This is a composite image made up of a number of 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Figure 6 Viewpoint Photographs
19122 Land West of Brans Cottage, Upper Oddington

93



KEY



-  Potential views
-  Area of openness important to setting
-  Natural green infrastructure which generally contains the settlement

EM Embrook

MGL Market Garden Land

S Traditional village settlement area

AG Wider contextual agricultural landscape

-  Public Right of Way
-  Opportunity for informal access

Base Image source: Google Earth Pro. © 2019 Infoterra Ltd and Bluesky

Project Name: Land West of Brans Cottage

MHP Reference: 19122

Revision: Status: Date:
 (Draft) 24/06/2019

SCALE: NTS

Figure 7 Landscape Analysis Sketch
19122 Land West of Brans Cottage, Upper Oddington