

**Item No 01:-**

**20/02374/FUL**

**Land At Calmsden Estate  
Calmsden  
North Cerney  
Gloucestershire**

## Item No 01:-

**Change of use of agricultural buildings to flexible office & storage use, construction of new office hub building & new agricultural buildings, along with associated infrastructure at Land At Calmsden Estate Calmsden North Cerney Gloucestershire**

<b>Full Application 20/02374/FUL</b>	
Applicant:	Calmsden Estate
Agent:	SF Planning Limited
Case Officer:	Martin Perks
Ward Member(s):	Councillor Jenny Forde
Committee Date:	10th March 2021
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

### **Main Issues:**

- (a) Economic Development in a Rural Area
- (b) Design and Impact on the Character and Appearance of Calmsden Conservation Area and the Setting of Listed Buildings
- (c) Impact on the Character and Appearance of the Cotswolds Area of Outstanding Natural Beauty
- (d) Access and Parking
- (e) Impact on Residential Amenity
- (f) Impact on Protected Species
- (g) Flooding and Drainage

### **Reasons for Referral:**

The application has been referred to Planning and Licensing Committee at the request of Councillor Forde who states:

*'Thank you for the report - I note that it appears as if the application meets all policy grounds in the previous sections, but in the case of whether or not it is a 'sustainable' development a subjective view has had to be made about whether the harms caused by increased private car travel to the site will be outweighed by the benefits that the provision of new office space will bring. I think that's worth considering again with more of a focus on the climate emergency, and perhaps in asking the applicant to provide data on the numbers of journeys they expect the site to generate?'*

*Calmsden is a very remote, highly inaccessible hamlet in the heart of listed properties and country roads, even access by car is not straightforward and even a slight increase in car traffic would have a detrimental effect on the countryside.*

*A hard objection from highways on the grounds of poor accessibility by means other than private car and the fact that it fails to address sustainable transport is reason enough for a committee decision.'*

### **I. Site Description:**

This application site is located on the eastern and northern edges of the village of Calmsden. It measures approximately 4.25 hectares in size. The site is split into two sections which lie to the north and south of a lane that extends from Calmsden in the west to the A429 in the east. The

southern part of the site measures approximately 1.4 hectares in area. A range of historic and post war agricultural buildings occupy the southernmost part of the aforementioned area. An agricultural field lies between the buildings and the lane to the north. The existing buildings are located approximately 110m to the south of the lane. An unsurfaced track extends along the eastern side of the field and links the aforementioned buildings to the lane. A range of stone buildings lie immediately to the south of the application site. The buildings are currently used for BI business purposes and share a farmyard/access with the application site.

The south-western corner of the site is located approximately 50m to the east of a lane that passes through the centre of the village. The western boundary of the southern part of the site adjoins the rear boundaries of approximately 7 residential properties. Agricultural fields lie to the east of the site.

The southern barns are located approximately 30m to the south east of a Grade listed terrace of 6 dwellings (Nos 63-68 ). The Grade II listed 'Old House' is located approximately 80m to the south west of the southern buildings. No's 59 and 60 located adjacent to the Old House are also Grade II listed. A further Grade II listed building (Barn Circa 50m south of the Old House) is located approximately 110m to the south western of the southern buildings.

The Grade II\* 'Cross Shaft and Cross Shaft Base circa 40m south of No 59' is located approximately 130m to the south west of the southern buildings. The cross is also a designated Scheduled Ancient Monument - Wayside Cross.

The south-eastern corner of the site is located within Calmsden Conservation Area (CA). The CA boundary extends along the western boundary of the southern part of the application site and the southern edge of an existing portal framed building. It incorporates a stone barn and Dutch barn located to the east of the aforementioned portal framed building.

The northern part of the site measures approximately 2.85 hectares in size. It consists primarily of agricultural fields. A group of post war portal framed barns occupy the western part of the site. The buildings front onto a lane that extends from the centre of the village in the south to Chedworth in the north. The existing barns are set back approximately 10m from the aforementioned lane and approximately 70m from the lane to the south. Agricultural fields lie to the north, east and west of the site. A single storey estate office building and car park adjoin the south-western corner of the northern part of the site.

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

The site is located within a Flood Zone 1.

## **2. Relevant Planning History:**

### Northern Buildings

CT.2655 Proposed storage and grain handling equipment. Granted 1962

CT.2655/A Erection of a grain store and general purpose building. Granted 1966

09/00552/AGFO Agricultural grain store and drier buildings at Calmsden. Prior approval not required. 2009

09/02913/AGFO Upgrade of grain drier and additional storage capacity. Prior approval not required. 2009

12/00636/AGFO Lean-to on side of existing grain store. Prior approval not required. 2012

## Southern Buildings

CT.4614 Erection of agricultural buildings. Granted 1972

CT.4614/A Change of use from agricultural to light industrial at bull/cattle barn. Granted 1996

CT.8038 Change of use from agricultural to light industrial. Granted 2000

17/04338/FUL Variation of Condition 2 of planning permission 00/00251/FUL to allow Class B1 use. Granted 2017

### **3. Planning Policies:**

EN14 Managing Flood Risk

EN15 Pollution & Contaminated Land

EC1 Employment Development

EC3 All types of Employment-generating Uses

INF3 Sustainable Transport

INF4 Highway Safety

INF5 Parking Provision

EN1 Built, Natural & Historic Environment

EN2 Design of Built & Natural Environment

EN4 The Wider Natural & Historic Landscape

EN5 Cotswolds AONB

EN7 Trees, Hedgerows & Woodlands

EN8 Bio & Geo: Features Habitats & Species

EN10 HE: Designated Heritage Assets

EN11 HE: DHA - Conservation Areas

EN12 HE: Non-designated Heritage Assets

EN13 HE: Conv'n of non-domestic historic bldgs

### **4. Observations of Consultees:**

Gloucestershire County Council Highways: Objection - 'This proposal is car dominated and fails to address sustainable transport, these matters cannot be mitigated.' Response attached.

Gloucestershire County Council Lead Local Flood Authority: No objection

Environmental and Regulatory Services Contamination: No objection

Landscape Officer: No objection

Conservation Officer: No objection

Biodiversity Officer: No objection

Thames Water: No objection

Historic England: No comments

### **5. View of Town/Parish Council:**

None received

### **6. Other Representations:**

None

## **7. Applicant's Supporting Information:**

Design and Access Statement  
Heritage Assessment  
Flood Risk Assessment  
Bat Activity Survey Report  
Preliminary Bat Roost Assessment and Preliminary Ecological Appraisal  
Geo-Environmental Desk Study Report  
Transport Assessment  
Site Wide Sustainable Drainage Systems Strategy  
Cattle barn Structural Statement  
Sequential Test

## **8. Officer's Assessment:**

### **Proposed Development**

This application relates to an existing rural estate which extends to approximately 2000 acres in size. The estate business focuses on arable and livestock farming along with a mix of residential and commercial tenancies. The estate is looking to develop and diversify its existing activities. This application seeks permission for the conversion of a number of existing farm buildings to a business use together with the erection of new agricultural buildings. The southern part of the site will be re-developed to provide a new rural business hub. The northern part of the site will be altered/re-developed to provide improved agricultural buildings and facilities.

The principal elements of the proposed rural business hub include:

- i) The demolition of an existing Dutch barn and steel portal framed building and the partial demolition of an existing beef building.
- ii) The change of use and alteration of an existing livestock barn and threshing barn to provide office space as well as a B8 storage facility. The external walls of the livestock barn will consist of timber and metal cladding, metal roller shutters and glazed screens. Solar panels will be added to the roof the building.
- iii) The erection of a single storey flat roofed extension linking the existing livestock barn with an existing stone threshing barn to its east. The proposed link will measure approximately 9m long by 8.6m wide by 2.5m high. The proposed link will have glazed walls and a green roof.
- iv) The erection of a 2 storey office and business hub building. The proposed building will be located approximately 5m to the east of the existing threshing barn at its closest point. The proposed building will consist of two Dutch barn style elements joined together by a 2 storey flat roofed link. The Dutch barn elements will sit at an angle to one another with the link extension having a dog-leg footprint in order to create a connection between the Dutch barn elements. The Dutch barns will measure approximately 7m in height. The link extension will measure approximately 5.7m high. The Dutch barns will be clad in a powder coated corrugated metal. The walls of the link extension will be glazed. The applicant is also proposing to introduce climbing plants onto the exterior of the link extension and the sections of the Dutch barns.
- v) The creation of a new visitor/staff car park located adjacent to the north elevation of the existing livestock barn. The proposed car park will provide 64 parking spaces. It will extend approximately 28m to the north of the livestock barn. The surface of the car park will be set down approximately 1m below the level of the field to the north. A new native species hedgerow and 1m high drystone wall will be erected along the northern boundary of the proposed car park.
- vi) Vehicular access will be via an existing farm track which extends from the existing barns onto the lane to the north. The access track will be upgraded in order to provide additional passing spaces along its length.

The principal elements of the proposed agricultural re-development include:

- i) The addition of single storey extensions to the sides and rear of an existing grain store. The proposed extensions will measure approximately 4.5m in height. The existing building measures approximately 10.5m high. The extensions will be clad in a powder coated metal.
- ii) The erection of a new beef livestock barn. The proposed barn will be located approximately 30m to the north of the main body of the existing grain store building. The proposed building will measure approximately 42.5m long by 30m wide by 9.4m high. It will be set back approximately 19m from the Calmsden to Chedworth road. The proposed building will be clad in a powder coated corrugated metal.
- iii) The erection of a new straw barn approximately 10m to the north of the proposed cattle barn. The proposed barn will measure approximately 24m long by 12m wide by 6.9m high. It will be open sided on two sides. The remaining sides will be clad in a powder coated corrugated metal.
- iv) The creation of new hard surface areas and a new vehicular access onto the lane to the south. The proposed access will be located roughly opposite the existing access to the estate buildings lying to the south of the lane.

### **(a) Economic Development in a Rural Area**

The proposed development is intended to support an existing rural business. The following policies are considered applicable to this proposal:

#### **Policy ECI Employment Development**

*Employment Development will be permitted where it:*

- a. *supports the creation of high quality jobs in professional, technical and knowledge-based sectors and seeks to support economic opportunities which capitalise on the strength of existing academic and training institutions and research organisations;*
- b. *maintains and enhances the vitality of the rural economy;*
- c. *enables opportunities for more sustainable working practices, including home-working;*
- d. *supports and improves the vitality and viability of Primary, Key, District and Local Centres; or*
- e. *supports sustainable tourism in ways that enables the District to attract higher numbers of longer-stay visitors.*

#### **Policy EC3 Proposals for All Types of Employment-Generating Uses**

1. *Within Development Boundaries, proposals for employment-generating uses on sites that are not currently identified as an established employment site will be permitted in principle.*
2. *Outside Development Boundaries, and outside established employment sites, proposals for small-scale employment development appropriate to the rural area will be permitted where they:*
  - a. *do not entail residential use as anything other than ancillary to the business; and*
  - b. *are justified by a business case, demonstrating that the business is viable; or*
  - c. *facilitate the retention or growth of a local employment opportunity.*

Policy EC5 Rural Diversification states:

*Development that relates to the diversification of an existing farm, agricultural estate, or other land based rural business will be permitted provided that:*

- a. The proposal will not cause conflict with the existing farming operation including severance or disruption to the agricultural holding that would prejudice its continued viable operation;*
- b. Existing buildings are reused wherever possible; and*
- c. The scale and design of the development contributes positively to the character and appearance of the area.*

Policy EC6 Conversion of Rural Buildings

*The conversion of rural buildings to alternative uses will be permitted provided:*

- a. The building is structurally sound, suitable for and capable of conversion to the proposed use without substantial alteration, extension or re-building;*
- b. It would not cause conflict with existing farming operations, including severance or disruption to the holding that would prejudice its continued viable operation; and*
- c. The development proposals are compatible with extant uses on the site and existing and planned uses in close proximity to the site.*

In addition to the above, the following national guidance is considered to be of relevance to this application:

Paragraph 83 of the National Planning Policy Framework (NPPF) states:

*Planning policies and decisions should enable:*

- a) The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) The development and diversification of agricultural and other land-based rural businesses;*
- c) Sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

Paragraph 84 of the NPPF states:

*'Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to the surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist'.*

It is evident from the above that both national and local planning policy and guidance can be supportive of the creation of new economic development in the countryside. It is also of note that policy and guidance can be supportive of the erection of new buildings designed for employment/economic use as well as proposals for the conversion of existing rural buildings.

With regard to Policy EC1, the proposed development will provide professional office and meeting space which is designed to help local businesses and rural workers. It will provide a quality of workspace which will support the rural economy and assist its vitality. The proposal is considered to accord with the aspirations of Policy EC1.

With regard to Policy EC3, the proposed economic development part of this application is considered to be small scale when assessed against the size of the rural estate as a whole and the relatively limited site area of the rural hub. The application is accompanied by a detailed planning statement which sets out the business case for the development and how the proposal will assist the viability of the existing rural estate. The proposal will enable the existing business to diversify thereby providing additional revenue streams. The proposal will also centralise the farming activities on a single site to the north thereby helping to improve the efficient running of the agricultural enterprise. It is considered that the re-development of the existing barns will not undermine the viability of the existing estate business. The creation of the rural business hub will also facilitate the creation of a new employment opportunity for the benefit of the local economy.

With regard to Policy EC5, the proposed rural hub will be separate from the new centralised group of farm buildings to the north. The two developments will be accessed independently of one another and are of sufficient distance apart so as to avoid potential noise, odour or disturbance issues. It is considered that the rural hub can operate without prejudicing the estate's agricultural activities. The proposed hub will also utilise existing barns where possible. The new build development will replace existing post war buildings which are surplus to requirement and which are not readily suited to conversion. Suitable replacement agricultural buildings can be erected on the farmyard to the north thereby offsetting the loss of the existing barns. Moreover, the relocation of the existing livestock element of the business to the north will move the aforementioned activity further away from existing residential dwellings within the village to the benefit of residents' residential amenity. The scale and design of the buildings will be addressed later in this report.

With regard to Policy EC6, the existing livestock and threshing barns proposed for conversion are considered to be structurally sound and capable of conversion without substantial alteration or re-build. As stated previously, the proposed rural hub is considered not to cause conflict with existing farming operations or future operations should this application be permitted. It will not cause severance or disruption to the estate's agricultural activities. The proposed office, storage and agricultural uses are considered to be compatible with existing uses on and around the site. Agricultural, office and storage facilities are already present on the southern part of the site.

The proposed office use falls within the definition of a main town centre use as set out in Annex 2: Glossary of the NPPF. Such uses should primarily be located in town centres or adjacent to such centres before sites outside centres are considered.

Criteria 7 and 8 of Local Plan Policy EC8 Main Town Centre Uses state:

7. *'When considering proposals for main town centre uses beyond the identified Centre boundaries, (in edge of centre or out of centre locations), proposals will be permitted that are:*
  - a. *accessible and well connected to the Centre by public transport, walking and cycling;*



*b. contribute to the quality, attractiveness and character of the settlement and the street frontage within which the site is located;*

*c. maintain or improve, where possible, the health and wellbeing of the District's residents through increased choice and quality of shopping, leisure, recreation, arts, cultural and community facilities; and*

*d. except where the proposal is in conformity with an allocation for main town centre uses elsewhere in the Plan, comply with the sequential test, by demonstrating that there are no sequentially preferable sites or premises to accommodate the proposed development, taking into account the need for flexibility in the scale and format of proposals.*

8. *In addition to Clause 7 criteria (a)-(d) proposals for retail, leisure and office uses outside of defined centres will be assessed in relation to their impact on:*

*a. the vitality and viability of those defined town centres within the catchment area of the proposal; and*

*b. existing, proposed and committed town centre investment in defined centres within the catchment area of the proposal.*

*Such assessments should, where appropriate, extend to an assessment of the cumulative effects, taking into account other committed and recently completed developments.'*

Paragraph 86 of the NPPF advises that main town centre uses should only be considered on out of centre sites if suitable sites are not available in town centre or edge of centre locations.

Paragraph 88 of the NPPF states that the sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.

Notwithstanding the wording of criterion 7d of Policy EC8, it is evident that paragraph 88 of the NPPF does not require a sequential test to be applied to applications for small scale rural office development. The guidance in paragraph 88 represents a significant material consideration. There is no definition in the Local Plan or the NPPF of what constitutes small scale rural office development. However, in light of the difference in wording between the Local Plan and the NPPF, it is considered reasonable to consider the sequential test requirement for completeness.

The site is located in an out of centre location. A sequential assessment of the town centre of Northleach has been undertaken in order to establish whether suitable alternative office floorspace is available within its town centre. However, due to the limited size of the town centre and the nature of the buildings within it, there are no suitable alternative premises available for office use of a size or form similar to that proposed as part of this application. In addition, a property search indicates that there are no units within Cirencester town centre or edge of centre sites that are available for the size of office space proposed as part of this application, even if flexibility in scale and format is taken into account. It is considered that there are no suitable alternative sites available for the proposed development. The proposal is therefore considered to pass the sequential test.

The proposed development does not involve retail development and will not therefore draw retail expenditure away from existing town centres. The proposal has the potential to divert

office occupancy from town centres to the application site. However, this impact also has to be balanced against the support for rural economic development elsewhere in the NPPF, the support in Policies EC1 and EC3 for new employment development and the fact that the proposal will be assisting a rural estate which already makes an important contribution to the economy of the local area. On balance, it is considered that the impact on the vitality and viability

of town centres will be outweighed by the other economic and employment benefits arising from the proposed scheme.

The issue of accessibility will be addressed in the Access and Parking section of this report.

Overall, it is considered that the proposed development has the potential to generate economic benefits for both an established rural estate and for the local economy. The proposal will improve farm infrastructure and provide new office and storage space for local people and businesses. It is considered that the proposed development accords with the aspirations of Local Plan Policies EC1, EC3, EC5, EC6 and EC8 as well as paragraphs 83 and 84 of the NPPF. The economic benefits of the proposal are considered to represent a significant material consideration.

### **(b) Design and Impact on the Character and Appearance of Calmsden Conservation Area and the Setting of Listed Buildings**

The southern part of the application site is located partly within Calmsden Conservation Area (CA). In addition, a number of listed buildings are located to the west and south-west of the site. A Scheduled Ancient Monument (SAM) -Wayside Cross is located approximately 130m to the south-west of the application site.

Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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 policy is considered relevant to this application:

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

*'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.'*

## Local Plan Policy EN13 The Conversion of Non-Domestic Historic Buildings (Designated and Non-Designated Heritage Assets) states;

*1. Proposals for the conversion of non-domestic historic buildings to alternative uses will be permitted where it can be demonstrated that:*

*a. the conversion would secure the future of a heritage asset, and/or its setting, which would otherwise be at risk;*

- b. *the proposed conversion would conserve the significance of the asset (including its form, features, character and setting);*
- c. *the heritage asset is structurally sound; and*
- d. *the heritage asset is suitable for, and capable of conversion to the proposed use without substantial alterations, extension or rebuilding which would be tantamount to the erection of a new building.*

*2. Proposals to extend or alter heritage assets that have been converted, will be permitted where it can be demonstrated that the proposed works would preserve the significance of the asset (including its form and features), its setting and/or the character or the appearance of the surrounding landscape in a manner that is proportionate to the significance of the asset.'*

The following national guidance is also of relevance:

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 194 states *'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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*

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.'*

In addition to the above, the stone threshing barn located in the southern part of the site is considered to represent non-designated heritage asset by virtue of its age, design, materials and historic interest. The following policy and guidance is applicable:

#### Local Plan Policy EN12 Non-Designated Heritage Assets

- 1. Development affecting a non-designated heritage asset will be permitted where it is designed sympathetically having regard to the significance of the asset, its features, character and setting.*
- 2. Where possible, development will seek to enhance the character of the non-designated heritage asset. Proposals for demolition or total loss of a non-designated heritage asset will be subject to a balanced assessment taking into account the significance of the asset and the scale of harm or loss.*
- 3. The assessment of whether a site, feature or structure is considered to be a non-designated heritage asset, will be guided by the criteria set out in Table 6.*

Paragraph 197 of the NPPF states that *'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing*

*applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

The application site is essentially split into two parts. The southern part of the site lies partly within a CA and near to a number of designated heritage assets. The northern part of the site is more distant from the heritage assets. The site of the proposed new farm buildings is located approximately 190m to the north of the CA.

With regard to the development of the southern part of the site, it is noted that a number of historic and post war buildings are already present on this area of land. The site has already been subject to development. The buildings are used for a mix of agricultural and commercial purposes which in turn influence the character and appearance of the site. The existing buildings have a functional form that reflects their current and historic uses. The character and appearance of the site is consistent with that typically associated with a working rural estate.

The proposed development will remove a post war Dutch barn and a portal framed building. The aforementioned buildings are located in close proximity to the existing stone threshing barn. The removal of the buildings will free up space around the threshing barn, thereby revealing more of its historic interest and significance which, in turn, will enhance the character and appearance of the CA. The historic barn will become a more visible part of the CA. The history of the CA will become more apparent as a result of the loss of the modern buildings.

The alterations proposed to the livestock building seek to retain the functional character and appearance of the existing building. The proposed building will therefore still appear as an agricultural style of building. The proposed materials and the form of fenestration are considered to respect the appearance of a post war agricultural building. The proposed link extension is modest in size and, by virtue of the glazed walls and flat roof, is considered to represent a relatively modest and discreet addition that will not detract from the historic significance of the threshing barn. The external alterations proposed to the threshing barn are limited. It will retain the appearance of traditional stone barn.

The proposed new build element to the east of the existing barns will be a more noticeable addition to the site. However, the buildings have been designed to resemble Dutch barns (of which there is already one on the site). Following discussions, the design of the proposed building has been amended so as to achieve a visual break where the building turns the corner. The applicant initially proposed to create a building with a single ridgeline. However, following discussions, the link extension has been reduced in height in order to break up the mass of the development and to provide greater visual interest to the scheme.

The design of the new office building is contemporary. However, the Cotswold Design Code can be supportive of such development. Paragraph D.29 of the 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.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.'*

The proposed development represents a modern design interpretation of a Dutch barn. There are a number of Dutch barns within the rural landscape in the District. The design therefore seeks to reflect a style of agricultural development already present within the Cotswold landscape. The cladding and fenestration have also been designed to ensure that the building retains a functional and relatively plain appearance befitting its location. The mass of the development has been broken up by the manner in which the windows, doors and cladding have

been introduced into the design. The use of green walls also breaks up the mass of the proposed building. It is considered that the proposed design represents a sensitive interpretation of a Dutch barn and one which is appropriate for this part of the CA. In combination with the removal of the existing barns and the freeing up of space around the threshing barn, it is considered that the new building will result in an enhancement of the character and appearance of the CA.

With regard to the car park element of the scheme, it is noted that its creation will require the hard surfacing of part of an existing field and a reduction in land levels. However, it is also noted that it will be located adjacent to the existing post war livestock building which has a significant influence on the setting of the CA and the listed buildings to the west. The set down position of the car park will also limit its wider visibility. In addition, the presence of trees and vegetation along the western boundary of the site will also provide a landscape buffer between the proposed car park and the CA/listed buildings to the west. Moreover, the listed buildings to the west back onto the application site with the result that a parking area and flat roof garage buildings lie between the listed buildings and the proposed car park. The setting of the listed buildings has therefore already been affected by existing development to their rear. On balance, it is considered that the proposed car park will not have an adverse impact on the setting of designated heritage assets.

The southern part of the development is considered to respond sympathetically to the setting, character and appearance of the CA and nearby listed buildings. The proposed scheme will retain the character and appearance of a rural working estate development and is considered appropriate for its location.

With regard to its impact on the setting of the SAM, the proposed development will not extend closer to the SAM than existing buildings. The new build office development and the car park will not be viewed in association with the SAM. The livestock building proposed for conversion will retain a functional character and appearance reflective of its farmyard location. The external alterations to the building are considered not to have an adverse impact on the setting of the SAM.

Historic England has no comments to make in respect of the impact of the proposed development on the setting of the Grade II\* listed cross or the SAM.

The alterations to the threshing barn combined with the removal of the modern barns are considered not to have an adverse impact on its historic or architectural significance. The proposed scheme will reveal more of the existing stone barn than at present thereby helping to reveal more of its historic context and significance. In addition, the proposed development of the livestock building and the erection of the new build offices are considered not to detract from the setting of the historic stone barn located to the south of the livestock building. The aforementioned barn is also considered to represent a non-designated heritage asset. It will continue to sit within a working estate yard. The proposal is considered to accord with Local Plan Policy EN12 and guidance contained in paragraph 197 of the NPPF.

With regard to the northern part of the application site, the applicant is seeking to extend an existing post war grain store building and to erect a new livestock barn and straw barn to its north. The existing grain store is situated between the boundary of the CA and the proposed new buildings. There will therefore be no direct visual interconnectivity between the new build barns and the CA. In addition, the proposed extensions to the grain store represent a minor addition to the building and will appear as subservient elements of the building as a whole. The proposed extensions are considered not to have an adverse impact on the setting of the CA given the size of the existing building. The design of the extensions and new buildings are plain

and functional in form. Their appearance reflects the design of agricultural buildings typically seen within a working agricultural landscape.

The proposed development will involve the creation of a new access approximately 80m to the east of the CA boundary. A new area of hard surfacing will also be created between the new access and the existing grain store. The access and hard surfacing will be separated from the CA by an existing building, grassed areas and roadside vegetation. In light of these factors and the distance between the CA and new development, it is considered that this element of the scheme will not have an adverse impact on the setting of the CA.

Overall, it is considered that the design of the proposed scheme respects local character and distinctiveness in accordance with Local Plan Policy EN2. In addition, the development is considered not to have an adverse impact on the setting, character or appearance of Calmsden Conservation Area, listed buildings, the SAM or non-designated heritage assets. The proposal is therefore also considered to accord with Local Plan Policies EN10, EN11, EN12 and EN13 and guidance in Section 16 of the NPPF.

### **(c) 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 this 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 policy, Paragraph 170 of the National Planning Policy Framework (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 application site and its surroundings are classified in the Cotswolds Conservation Board's Landscape Character Assessment (LCA) as falling within Landscape Character Area 9D Cotswolds High Wold Dip Slope. This in turn falls within Landscape Character Type High Wold Dip Slope. Characteristics of this particular landscape include a *'soft, gently undulating landscape with a south-easterly fall dissected by a series of predominantly south-east flowing rivers; large scale open arable fields with little tree cover, leading to a more complex mosaic of smaller scale arable and pasture contained within a strong framework of hedges and woodland'*; and *'sparsely settled with intermittent isolated farmsteads and hamlets, many marking fording points ensure the landscape retains a strong rural character.'*

The LCA identifies the *'conversion of farm buildings and conversions that might compromise rural landscape character and dispersed settlement patterns, including farm buildings converted to residential use'* and the *'conversion of traditional farm buildings to new uses'* as Local Forces for Change. The Potential Landscape Implications of such development is identified as *'visual intrusions introduced to the landscape; the erosion of the sparse settlement pattern of the High Wold Dip Slope; introduction of 'lit' elements to characteristically dark landscapes; loss of tranquillity and sense of seclusion; erosion of distinctive features and loss of Cotswold character; loss of locally historic features and erosion of the integrity of the historic landscape; loss of historic features/character of distinctive buildings if converted to uses requiring inappropriate interventions to historic fabric and form; loss and erosion of Farmstead Character and how the buildings relate to the surrounding agricultural land use and landscape and a decline in quality of landscape.'*

The LCA's Landscape Strategies and Guidelines recommend the following - *'avoid isolated development, that will intrude negatively into the landscape and cannot be successfully mitigated; conserve the distinctive rural and dispersed settlement pattern; restore existing stone farm buildings and structures in preference to new built development; when restored or converted to new uses, buildings must retain their historic integrity and functional character; maintain the sense of openness and consider the impact of built development, including cumulative development on views to and from the adjacent High Wold and Dip Slope Lowland; respect traditional position of agricultural buildings and their relationship to the surrounding land; conserve vernacular farm buildings for their own sake and/or by developing other options for their use whilst retaining their agricultural character; new uses should not prejudice the effective operation of the farm enterprise.'*

The southern part of the application site lies on the eastern edge of the village of Calmsden. Residential development lies adjacent to the western edge of this part of the site. Agricultural fields are located to the east and south of the site. The northern part of the site is occupied by post war agricultural buildings. Agricultural fields are located to the north, east and west of the aforementioned buildings.

With regard to the southern part of the site, the principal public view of the aforementioned area is from the lane that runs to the north. The existing barns are located approximately 120m from the aforementioned road and are visible over an existing roadside drystone wall. A field is located between the road and the barns. The existing barns are viewed partly in context with existing housing to the west of the site. The buildings are viewed in context with village development rather than as isolated development in the countryside. The application buildings have a functional agricultural character and appearance which is consistent with the buildings typically seen within a working rural landscape.

The proposed scheme seeks to retain the functional character of the existing livestock barn. When viewed from the lane to the north, the barn will not appear significantly different within



the landscape. The removal of the post war barns to its east will also reduce the amount of development around the historic threshing barn. The introduction of the office hub building will extend development further to the east than at present. However, the proposed building will have the character of an agricultural building and will be seen in context with existing village development. The office building will not therefore result in a discernible encroachment of development into the open countryside. It will be visually connected with the village. In addition, commercial activity is undertaken in an existing stone building to the south of the site. The character of this part of the AONB is therefore already influenced by agricultural and commercial development. It is considered that the proposed development will not have an adverse impact on the AONB when viewed from the north.

The other public view of the site is from the village road to the south-west of the application site. At present, the existing livestock barn can be viewed in part between existing buildings and trees. The proposed scheme will add cladding and glazing to the building but will not materially alter its size. The proposed building will retain a functional character which is considered to respect the character of the existing site. It is considered that the proposed alterations will not have an adverse impact on the AONB when viewed from the west. The proposed office hub will not be readily from the road to the west.

The proposed car park area will be set down below the field to its north. A new drystone wall and hedgerow will also provide screening of the parked cars from the road to the north. In light of the distance from the road, its set down position and relationship to existing buildings it is considered that the car park will not have an adverse impact on the AONB.

The proposed office use is considered not to represent a form of development that will generate noise and disturbance that would have an adverse impact on the tranquillity of the AONB. The use of timber mullions and planting will also mitigate light pollution arising from the development.

With regard to the northern part of the site, the proposed barns will extend agricultural development into a field to the north of existing barns. However, the proposed barns will be located in close proximity to a larger grain store and will have the appearance of agricultural buildings. Roadside vegetation will also provide a degree of screening of the barns from the lane to the west. Having regard to the relationship of the proposed development to existing buildings and the existing vegetation, it is considered that the new agricultural buildings will not have an unacceptable adverse impact on the AONB.

The new vehicular access will require the creation of a new opening in a roadside drystone wall. However, the opening will be located roughly opposite an existing entrance serving the southern part of the site. It will therefore be seen in context with an existing access point rather than a new isolated field entrance unconnected with existing village development. The new access will also reduce the need for farm vehicles to utilise a relatively tight junction to the west.

The proposed scheme will introduce new native species hedgerow planting across the site together with new tree and wildflower planting and drystone walls. The proposed landscaping will soften the impact of development and also enhance certain parts of the site such as the route of the access road serving the southern part of the site or the boundary of the farmyard to the north.

It is considered that the proposed development can be undertaken without having an adverse impact on the character or appearance of the AONB having regard to Local Plan Policies EN1, EN4 and EN5 and guidance contained in paragraphs 170 and 172 of the NPPF.

It is considered that the proposed scheme does not constitute major development for the purposes of paragraph 172 of the NPPF. The proposed scheme will secure the re-use of existing buildings, the erection of agricultural buildings adjacent to existing estate buildings and the erection of an office hub adjacent to an estate yard in which there is already commercial development. The proposed is considered not to have a significant adverse impact on the purposes for which the area has been designated as an AONB.

#### **(d) Access and Parking**

The following Local Plan policies are considered applicable to this application:

Local Plan Policy INF3: Sustainable Transport states:

*' Development will be permitted that assists the delivery of the objectives of the Local Transport Plan and in particular:*

- a. Actively supports travel choice through provision, enhancement and promotion of safe and recognisable connections to existing walking, cycling and public transport networks (including, where appropriate, the rail network);*
- b. Gives priority to pedestrians and cyclists and provides access to public transport facilities taking account of the travel and transport needs of all people;*
- c. Does not have a detrimental effect on the environment by reason of unacceptable levels of noise, vibration or atmospheric pollution;*
- d. Ensures links with green infrastructure including Public Rights of Way and, where feasible, wider cycle networks;*
- e. Makes a positive contribution, where appropriate, to the restoration of former railway lines by retaining existing embankments, cuttings, bridges and related features;*
- f. Incorporates, where feasible, facilities for secure bicycle parking and for charging plug-in and other ultra-low emission vehicles;*
- g. Accommodate, where appropriate, the efficient delivery of goods and supplies; and*
- h. Considers the needs of people with disabilities by all modes of travel.'*

Local Plan Policy INF4 Highway Safety states:

*' Development will be permitted that:*

- a. Is well integrated with the existing transport network within and beyond the development itself, avoiding severance of communities as a result of measures to accommodate increased levels of traffic on the highway network;*
- b. Creates safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoids street clutter and where appropriate establishes home zones;*
- c. Provides safe and suitable access and includes designs, where appropriate, that incorporate low speeds;*

d. *Avoids locations where the cumulative impact on congestion or other undesirable impact on the transport network is likely to remain severe following mitigation; and*

e. *Has regard, where appropriate, to the Manual for Gloucestershire Streets or any guidance produced by the Local Highway Authority that may supersede it.'*

The application site lies approximately 2.1km by road to the west of the A429. The site can therefore be accessed from an A road without the need to drive through the village or other settlements in the locality. There is therefore a reasonable connectivity between the site and the principal highway network. Notwithstanding this, it is also noted that the site is not served by public transport and that future users of the office hub/ storage space will be likely to rely on the use of the private motor to visit the site. Gloucestershire County Council (GCC) Highway Officers are therefore objecting to the application on the grounds of its poor accessibility by means other than the private car. GCC considers that the *'proposal is car dominated and fails to address sustainable transport'* and *'that there are no genuine transport choices available'*.

Whilst it is noted that the development will be likely to result in an increase in vehicle movements to and from the site, there is also need to balance this impact against the potential benefits for a rural business and the need to provide improved office/business space for the rural community. The rural nature of the District means that many settlements in the District have limited accessibility to office space or high tech accommodation. The current proposal has the potential to attract users from nearby settlements such as Chedworth, North Cerney or Rendcomb thereby reducing their need to travel further afield. The proposal therefore has the potential to support the local rural community. In addition, the existing estate maintains a number of buildings and premises which contribute to the local area in both visual and economic terms. The income generated from the proposed development will help to support the maintenance of such buildings. It will also provide an additional source of income to the business at a time of uncertainty following the country's departure from the European Union.

In addition to the above, it is noted that GCC's response focuses on Section 9 Promoting Sustainable Transport of the NPPF. However, it is also necessary to consider the NPPF in its entirety when assessing a planning application. The support for rural businesses set out in paragraphs 83 and 84 of the NPPF therefore also carries significant weight. Moreover, Local Plan Policy EC1 and EC3 are also supportive of rural economic development.

It is noted that GCC makes reference to paragraph 103 of the NPPF. The aforementioned paragraph states *'significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.'* It is evident that paragraph 103 makes a distinction between urban and rural areas when considering sustainable transport solutions. There is therefore a need to recognise that rural communities will not always be well served by public transport and cycle route provision. There is therefore a need to approach the matter in a flexible manner if rural communities are to develop and thrive.

It is considered that the proposed development does not conflict with criteria b - d of Policy INF4. With regard to criterion a, the site is located approximately 2km from the A429 which forms part of the transport network. A major A road is therefore located within reasonable distance of the site. Whilst the site is not well connected to public transport services or cycle routes, this is true for most of the District outside the larger settlements. It is therefore necessary to balance this lack of connectivity against the other benefits arising from the proposal.

The proposal will not, however, result in a level of traffic that will cause the severance of the community and does not therefore conflict with criterion a in this respect.

With regard to Policy INF3, it is noted that the proposal does not actively support travel choice for pedestrians, cyclists or public transport users. However, as previously stated this impact has to be weighed against the other benefits of the scheme. It is noted that the scheme can incorporate electric vehicle charging points which accords with the aspirations of criterion f of Policy INF3.

In addition to the above, it is noted that sustainability does not just relate to the environmental impact of a development. Paragraph 8 of the NPPF states that '*achieving sustainable development means that the planning system has three overarching objectives, which are interdependent of one another and need to be pursued in mutually supportive ways*'. The 3 objectives are economic, social and environmental. There is therefore a need to balance the 3 objectives. The economic objective is as important as the environmental objective.

It is also noted that the Council has declared a climate emergency. The generation of vehicle movements has the potential to increase emissions. However, this impact has to be balanced against the economic and other benefits arising from the scheme. In addition, mitigation measures such as electric vehicle charging points, solar panels, green walls and roofs and sustainable construction are proposed. The scheme does therefore seek to be sustainable in other ways in order to mitigate the impacts arising from the vehicle movements.

On balance, it is considered that the benefits of the proposal outweigh the limited accessibility of the site by means other than the private motor car.

With regard to the new access, the applicant has submitted visibility splay plans which demonstrate that the requisite distance of 43m can be achieved in both directions. In addition, the new access will remove the need for agricultural vehicles to utilise the existing junction closer to the centre of the village. The existing junction is bifurcated and due to the width of the lane heading north offers limited manoeuvrability for larger vehicles. The proposed access arrangement is considered to represent a betterment

The proposed development is predicted to generate 43 two way vehicle movements in the peak AM period and 31 two way movements in the peak PM period. The site is located within a reasonable distance of the A429 which is one of the principal routes through the District. The proposed development is considered not to generate a level of traffic that would conflict with paragraph 109 of the NPPF which states '*development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*'.

The proposed development will provide an additional 64 car parking spaces. Appendix F of the Local Plan recommends a maximum requirement of 71 spaces for the size of development being proposed. The level of car parking does not exceed the maximum requirement and is considered to be reasonable for the size and type of development being proposed.

It is considered that the proposed development is acceptable on highway safety terms and that the impacts arising from the increase in vehicle movements to and from the site are outweighed by the economic benefits of the development.

### **(e) Impact on Residential Amenity**

The proposal will relocate an existing livestock use to a site to the north of the village. Livestock activities will therefore be moved further from existing residential properties than at present. This is considered to be a betterment in residential amenity terms.

The proposed office use is considered to be a use compatible with residential properties. It will not cause unacceptable levels of noise or general disturbance.

The proposed car parking will be separated from existing dwellings by vegetation and existing garages and parking space. It is considered that vehicle movements associated with the parking area will not have an unacceptable impact on the residential amenity of existing residents.

It is considered that the proposed development accords with the requirements of Local Plan Policy EN15.

### **(f) Impact on Protected Species**

The application is accompanied by a Bat Activity Survey Report together with a Preliminary Bat Roost Assessment and Preliminary Ecological Appraisal (PEA).

The bat activity survey identified the presence of 3 common pipistrelle day roosts within the stone barn. The proposed scheme seeks to incorporate 4 bat tiles in the roof of the barn to enable access to the roof space as well as the introduction of 3 bat boxes on the building. It is considered that sufficient measures are being put in place to compensate for the potential loss of the day roosts.

There is evidence of a barn owl previously utilising the stone barn. However, no evidence of its presence was found during the most recent owl survey. Notwithstanding this, the applicant is proposing to introduce a barn owl box on the site to mitigate any potential impact.

The scheme includes provision for bird boxes and nesting features. The PEA also makes provision for the protection of reptiles, badgers and hedgehogs during the construction phase of the development.

The proposed scheme seeks to introduce new native species hedgerow planting across the site together with new trees planting and the creation of tussocky grass and wildflower areas. The proposed landscaping is considered to enhance the biodiversity potential of the site, which in combination with solar panels and electric vehicle charging points, is considered to represent an enhancement with regard to biodiversity and climate change.

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

### **(g) Flooding and Drainage**

The application site is located within a Flood Zone I which is the lowest designation of Flood Zone. New agricultural and commercial development is acceptable in a Flood Zone I.

The application is accompanied by a Flood Risk Assessment which states that the surface water run-off will be conveyed to infiltration trenches and soakaways around the site. Water can then be released at a rate no greater than existing plus an allowance for climate change. Gloucestershire County Council in its role as Lead Local Flood Authority has assessed the

proposal and raises no objection to the application. The proposal is considered to accord with Local Plan Policy EN14.

### **Community Infrastructure Levy (CIL)**

The proposed development does not involve the creation of residential or retail floorspace and is therefore zero rated for CIL purposes.

### **9. Conclusion:**

Overall, it is considered that the proposed scheme will support a rural estate and contribute positively to the rural economy. The proposed scheme can also be undertaken without having an adverse impact on heritage assets, the Cotswolds AONB, protected species, residential amenity or highway safety. Whilst it is noted that future users of the site will be reliant on the private motor vehicle, it is considered that the benefits to the rural economy of the proposal outweigh the impacts arising from the additional vehicle movements. It is therefore recommended that the application is granted permission.

### **10. Proposed conditions:**

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

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

2. The development hereby approved shall be carried out in accordance with the following drawing number(s): P/001, P/111/B, P/112, P/210/B, P/211/B, P/212/B, P/213, P/214, P/215, P/216, P/710/A, P/711/A, P/712/B, P/713/A, P/714, 18171.101 Rev E, 18171.102 Rev C, 18171.103 Rev A, CTP-18-657 SK01

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

3. Prior to the construction of any external wall of the development hereby approved, samples/details 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, EN4, EN5, 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.

4. The timber cladding hereby approved shall be left to weather and silver naturally unless an alternative finish is first approved in writing by the Local Planning Authority.

**Reason:** To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2, EN4, EN5, EN10 and EN11. The colour of the finish of the external woodwork will have a material effect on the appearance of the proposed development.

5. The new rooflights shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflights are located and shall be permanently retained as such thereafter.

**Reason:** To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2, EN4, EN5, EN10 and EN11.

6. No external doors, windows, glazed screens shall be installed/inserted/constructed in the new build office building hereby approved, 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 1:5 with 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, EN4, EN5, EN10 and EN11.

7. The entire landscaping scheme shall be completed by the end of the first planting season (1st October to 31st March the following year) following the first use of the development hereby permitted.

**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 objectives of Cotswold District Local Plan Policies EN2, EN4 and EN5.

8. 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 objectives of Cotswold District Local Plan Policies EN2, EN4 and EN5.

9. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

**Reason:** To prevent pollution of the environment in the interests of the amenity in accordance with Local Plan Policy EN15 and Section 15 of the NPPF.

10. Prior to the first use of the office hub hereby permitted, electricity vehicle charging points shall be installed within the application site in accordance with details first agreed in writing by the Local Planning Authority. The charging points shall be retained fully in accordance with the approved details thereafter.

**Reason:** To promote sustainable travel and healthy communities in accordance with Local Plan Policy INF3 and paragraph 110 of the National Planning Policy Framework.

11. The development shall be completed in accordance with the recommendations in Section 5 of the Bat Activity Survey Report (dated 11/06/2020 and prepared by Wildwood Ecology) and the recommendations in Section 6 of the Preliminary Roost Assessment and Preliminary Ecological Appraisal report (dated 29/09/2020 and prepared by Wildwood Ecology) as submitted with the planning application. This includes a pre-works check for barn owls and the recommended precautionary working for protected species, as well as an additional measure of storing materials on pallets off the ground. All the recommendations shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the local planning authority, and all bat mitigation features shall thereafter be permanently retained.

**Reason:** To ensure that the species and habitats are protected in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended, Policy EN8 of the Cotswold District Local Plan 2011-2031, Circular 06/2005, paragraphs 170 to 175 of the National Planning Policy Framework and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

12. All external lighting shall be installed in accordance with the specifications and locations set out in the Lighting Strategy (drawing no. 18171.102 Rev C), and these shall be retained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed on the site.

**Reason:** To protect foraging/commuting bats and to conserve the rural character and appearance of the Cotswolds Area of Outstanding Natural Beauty in accordance with Local Plan Policies EN2, EN4, EN5 and EN8.

13. Before the erection of any external walls of any of the buildings hereby permitted, details of the provision of bat roosting feature(s) (integrated into or mounted onto the new external walls) and nesting opportunities for birds (e.g. house sparrow terrace, swift brick, starling box, swallow nest cup) shall be submitted to the local planning authority for approval. The details shall include a technical drawing showing the types of features, their location(s) within the site and their positions on the elevations of the buildings, and a timetable for their provision. The development shall be completed fully in accordance with the approved details and the approved features shall be retained in accordance with the approved details thereafter.

**Reason:** To provide additional roosting for bats and nesting birds as a biodiversity enhancement, in accordance with the EC Wild Birds Directive, Policy EN8 of the Cotswold District Local Plan 2011-2031, paragraphs 170 and 175 of the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act 2006.

14. Prior to the creation of the green roofs and green walls hereby approved, details of the plant species to be used together with details of their future management shall be approved in writing by the Local Planning Authority and the roofs shall be planted fully in accordance with the approved details by the end of the first planting season following the building first being brought into use.

**Reason:** In order to ensure that green roofs are completed in a manner that is appropriate for the location and that will benefit biodiversity having regard to Local Plan Policies EN2, EN8, EN10 and EN11.

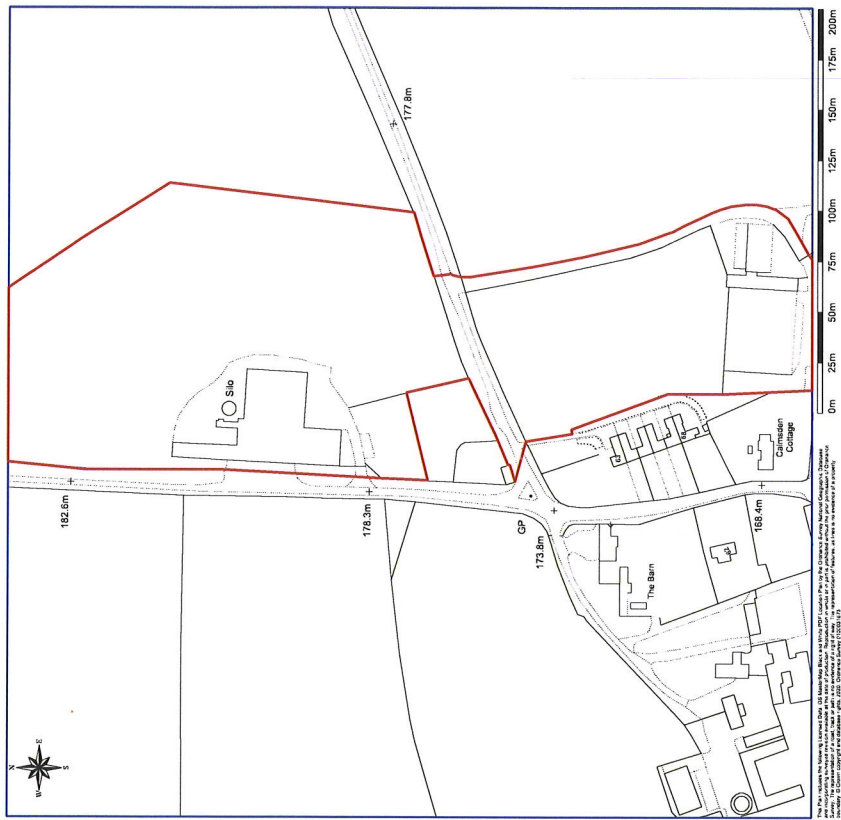


## **Informatives:**

1. Please note that the proposed development set out in this application would be liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), however, no CIL is payable as the Cotswold CIL Charging Schedule gives this type of development a zero rate. However, if the nature of the development were to change, you are advised to contact the Council to discuss the requirement for planning permission and CIL liability.
2. The Lead Local Flood Authority (LLFA) will give consideration to how the proposed sustainable drainage system can incorporate measures to help protect water quality; however pollution control is the responsibility of the Environment Agency.
3. Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the LLFA.
4. Any revised documentation will only be considered by the LLFA when resubmitted through [suds@gloucestershire.gov.uk](mailto:suds@gloucestershire.gov.uk) e-mail address.
5. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
6. Please note that this consent does not override the statutory protection afforded to species protected under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended), or any other relevant legislation such as the Wild Mammals Act 1996 and Protection of Badgers Act 1992.
7. All British bat species are protected under The Conservation of Habitats and Species Regulations 2017 (as amended), and the Wildlife and Countryside Act 1981 (as amended). This protection extends to individuals of the species and their roost features, whether occupied or not. A derogation licence from Natural England would be required before any works affecting bats or their roosts are carried out.
8. All British birds (while nesting, building nests, sitting on eggs and feeding chicks), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. Works that will impact upon active birds' nests should be undertaken outside the breeding season to ensure their protection, i.e. works should only be undertaken between August and February, or only after the chicks have fledged from the nest.
9. In the event that your proposals could potentially affect a protected species, or if evidence of protected species is found during works, then you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works (with regard to bats).

10. There is a low risk that great crested newts (GCN) may be present at the application site. Cotswold District Council considers it would be unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the scale and the likely impacts of the development. However, the application site lies within an amber impact zone as per the modelled district licence map, which indicates that there is suitable habitat for GCN within the area surrounding the application site. Therefore, anyone undertaking this development should be aware that GCN and their resting places are protected at all times by The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute the need to obtain a protected species licence if an offence is likely. If a GCN is discovered during site preparation, enabling or construction phases, then all works must stop until the advice of a professional/suitably qualified ecologist and Natural England is obtained, including the need for a licence. Any trenches left overnight should be covered or provided with ramps to prevent GCN from becoming trapped. Any building materials such as bricks, stone etc. should be stored on pallets to discourage GCN from using them as shelter. Any demolition materials should be stored in skips or similar containers rather than in piles on ground.

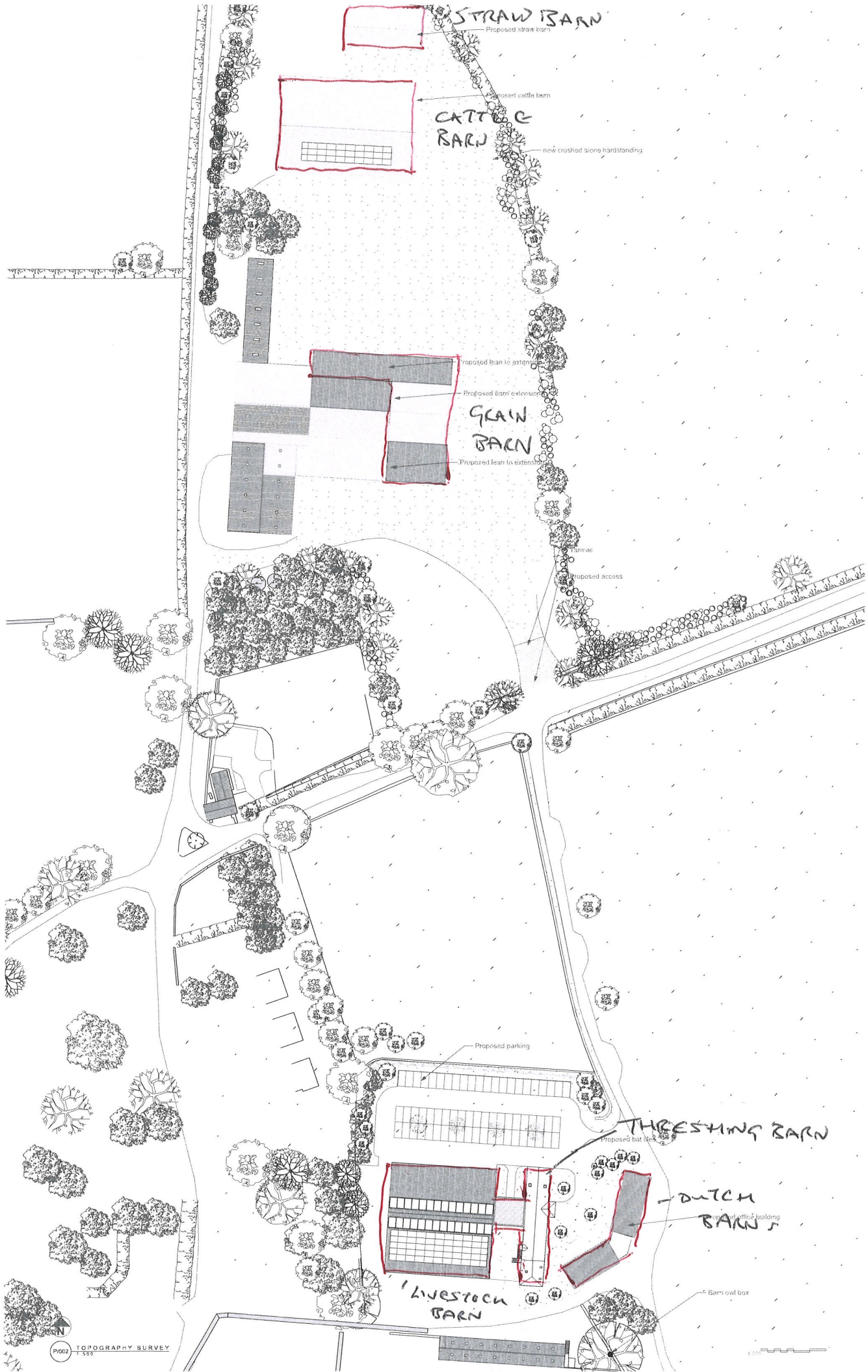
20/0254/PA



(P001) SITE LOCATION PLAN  
 1:12.5



This plan has been prepared by Millar Howard for the use of the client. It is not to be used for any other purpose without the written consent of Millar Howard. The client is responsible for the accuracy of the information provided. The client is also responsible for ensuring that the plan is used in accordance with the terms of the contract.



**Client Details**  
 1. Project name: [Blank]  
 2. Project location: [Blank]  
 3. Project start date: [Blank]  
 4. Project end date: [Blank]  
 5. Project manager: [Blank]  
 6. Project status: [Blank]

Date	Issue	Author

**Chartered Architects**  
**MILLAR HOWARD**  
 101 Mary's Hill  
 St Mary's  
 Chichester  
 PO19 1JG  
 01243 887155  
 www.millarhoward.co.uk

**Project Address**  
 Beef Buildings,  
 Calmsden  
 GU7 5ET  
 UK

**Drawings**  
 Drawing No: 1621  
 Title: Proposed General Site Plan  
 Date: 16 January 2021  
 Scale: 1:500  
 Drawing No: P/111  
 Revision: B

**Not for construction**

DATE	DESCRIPTION
10/15/2021	PROPOSED SOUTH ELEVATION
10/15/2021	PROPOSED EAST ELEVATION
10/15/2021	PROPOSED WEST ELEVATION
10/15/2021	PROPOSED NORTH ELEVATION
10/15/2021	PROPOSED SECTION
10/15/2021	PROPOSED DETAIL
10/15/2021	PROPOSED PLAN
10/15/2021	PROPOSED FOUNDATION
10/15/2021	PROPOSED MECHANICAL
10/15/2021	PROPOSED ELECTRICAL
10/15/2021	PROPOSED PLUMBING
10/15/2021	PROPOSED PAINTING
10/15/2021	PROPOSED FINISHES
10/15/2021	PROPOSED MATERIALS
10/15/2021	PROPOSED SCHEDULE
10/15/2021	PROPOSED SPECIFICATIONS
10/15/2021	PROPOSED CONTRACT
10/15/2021	PROPOSED PERMITS
10/15/2021	PROPOSED RECORD

DATE FOR CONSTRUCTION  
 2021 Planning Drawings

MILLAR HOWARD  
 ARCHITECTS  
 3100 14th Ave S  
 Suite 200  
 Golden, CO 80401  
 Phone: (303) 440-1111  
 Fax: (303) 440-1112  
 Website: millarhoward.com

PROJECT: [REDACTED]  
 CLIENT: [REDACTED]

SCALE: 1/8" = 1'-0"

DATE: 10/15/2021

PROJECT NO: [REDACTED]

DRAWING NO: [REDACTED]

SCALE: 1/8" = 1'-0"

DATE: 10/15/2021

PROJECT NO: [REDACTED]

DRAWING NO: [REDACTED]

SCALE: 1/8" = 1'-0"

DATE: 10/15/2021

PROJECT NO: [REDACTED]

DRAWING NO: [REDACTED]

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SCALE: 1/8" = 1'-0"

DATE: 10/15/2021

PROJECT NO: [REDACTED]

DRAWING NO: [REDACTED]

SCALE: 1/8" = 1'-0"

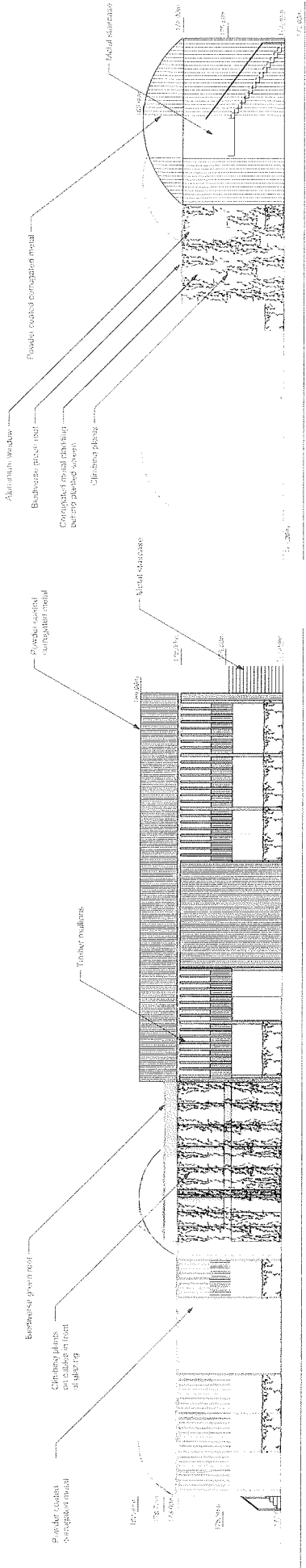
DATE: 10/15/2021

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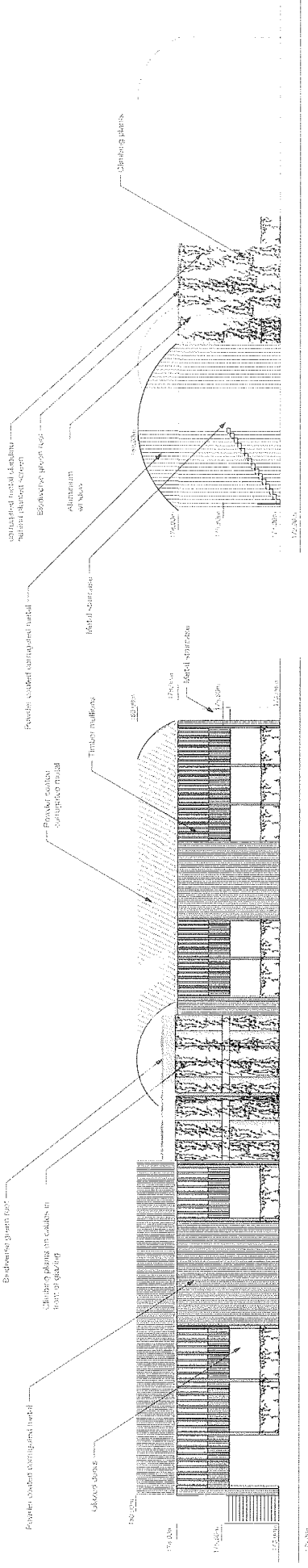
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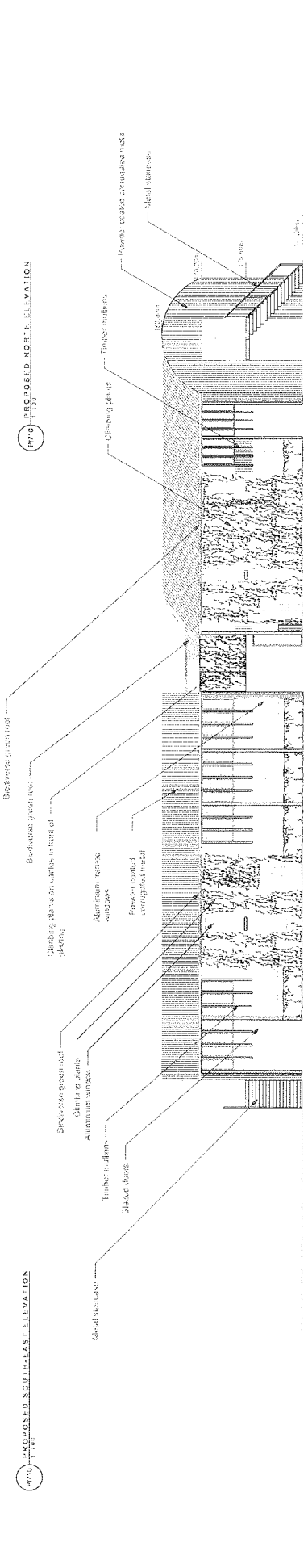
DATE: 10/15/2021



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

NEW BUILD OFF. CGS

10/15/2021

10/15/2021

10/15/2021

10/15/2021

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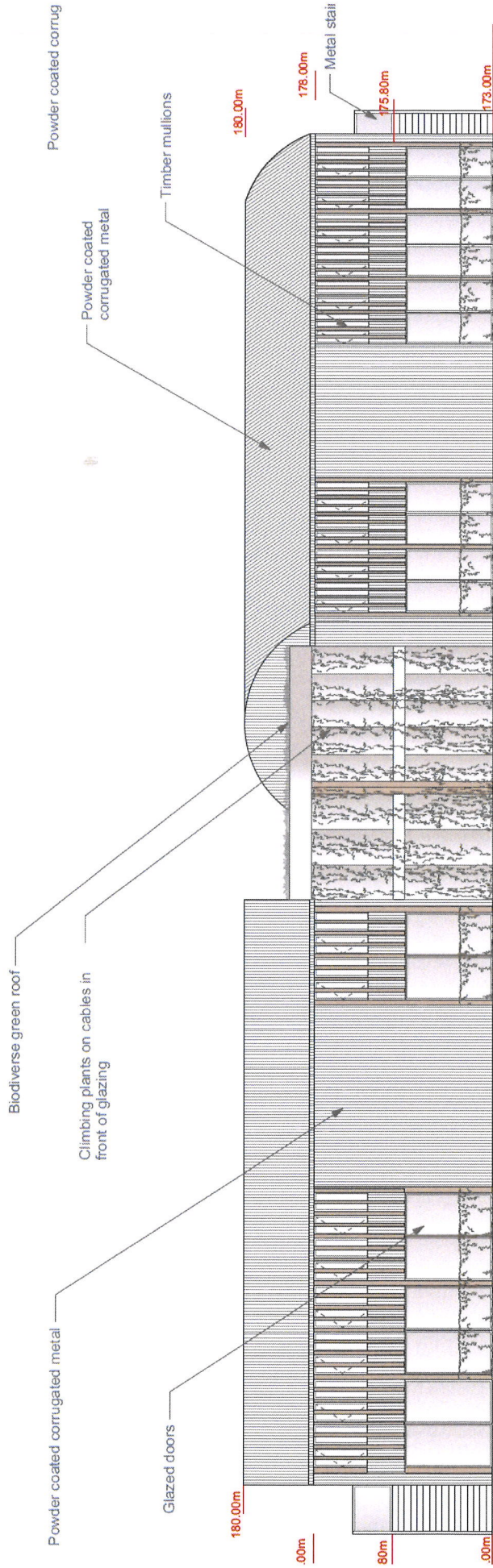
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10/15/2021

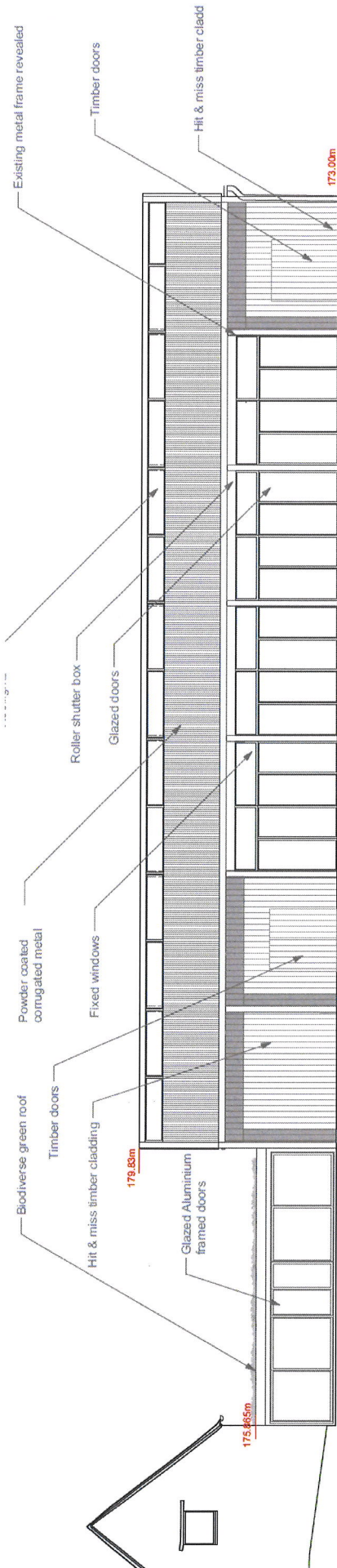
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10/15/2021



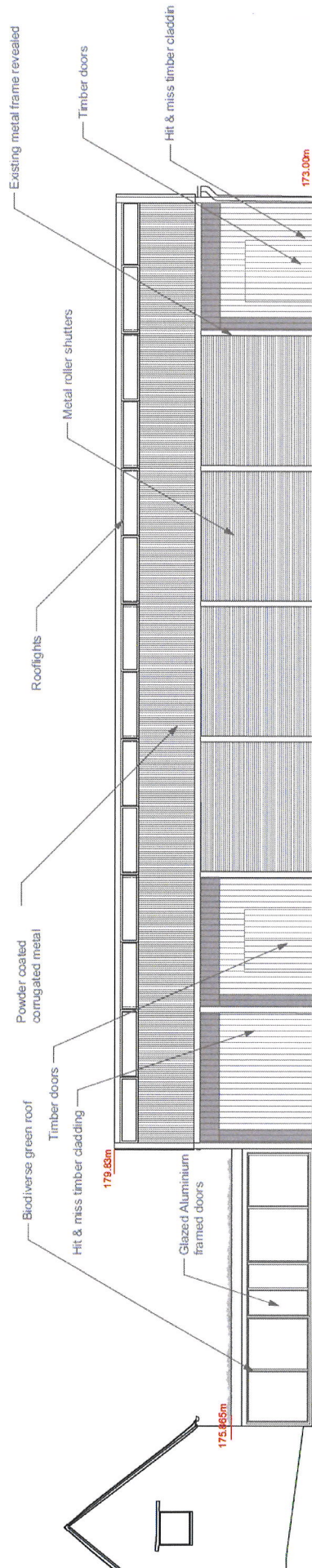
P7710 1:100  
 PROPOSED SOUTH-EAST ELEVATION





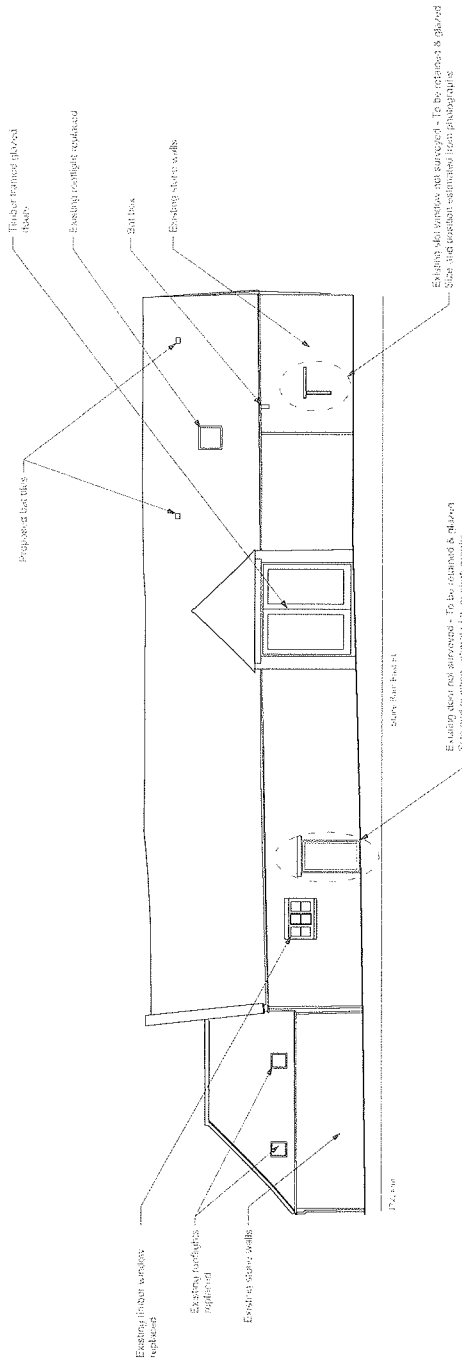
Threshing Barn North EL.

Cattle Barn North EL.

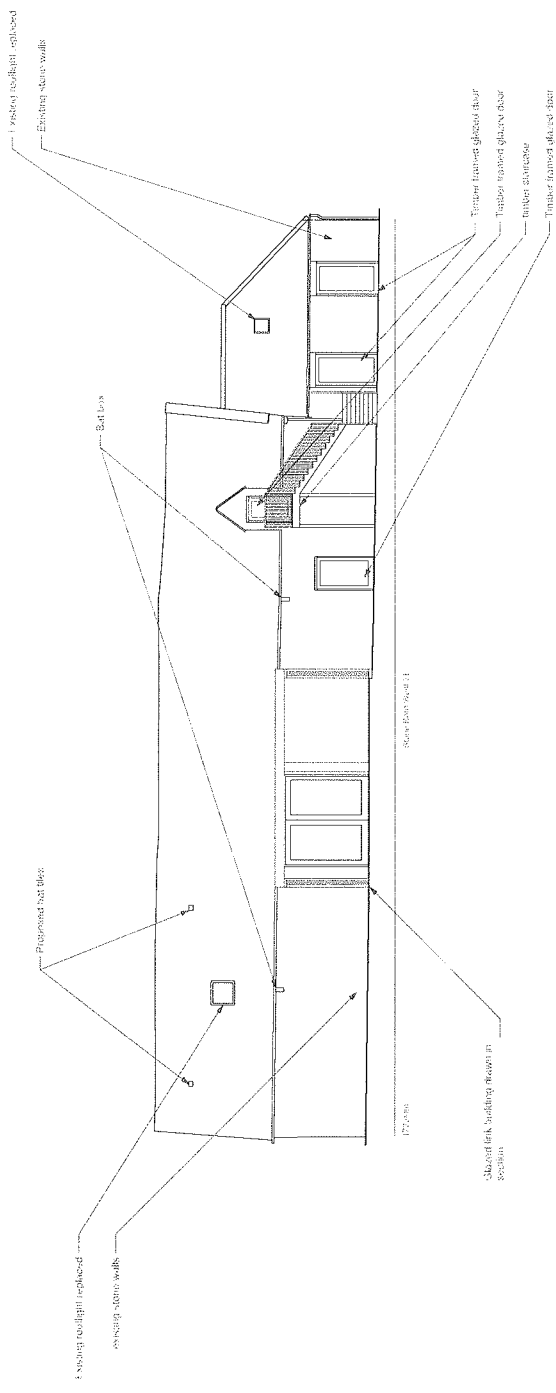


BARN CONVERSION





**PROPOSED EAST ELEVATION**



**PROPOSED WEST ELEVATION**

**THRESHING BARN**



MILLAR FORWARD  
 11000 W. MILLAR ROAD  
 SUITE 100  
 DENVER, CO 80221  
 TEL: 303.751.1100  
 FAX: 303.751.1101  
 WWW.MILLARFORWARD.COM

DATE	DESCRIPTION
11/19/18	ISSUED FOR PERMITS
07/10/18	ISSUED FOR PERMITS
02/15/18	ISSUED FOR PERMITS
01/10/18	ISSUED FOR PERMITS
01/10/18	ISSUED FOR PERMITS
01/10/18	ISSUED FOR PERMITS

DATE: June 2020  
 DRAWING: Planning Drawings

PROJECT: Beer Building, GLEET  
 COLLINS: West Hill

ARCHITECT: MILLAR FORWARD  
 11000 W. MILLAR ROAD  
 SUITE 100  
 DENVER, CO 80221  
 TEL: 303.751.1100  
 FAX: 303.751.1101  
 WWW.MILLARFORWARD.COM

SHEET: P-174  
 OF: 110088A1

DATE: June 2020

PROJECT: Beer Building, GLEET  
 COLLINS: West Hill

ARCHITECT: MILLAR FORWARD  
 11000 W. MILLAR ROAD  
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SHEET: P-174  
 OF: 110088A1

DATE: June 2020

PROJECT: Beer Building, GLEET  
 COLLINS: West Hill

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SHEET: P-174  
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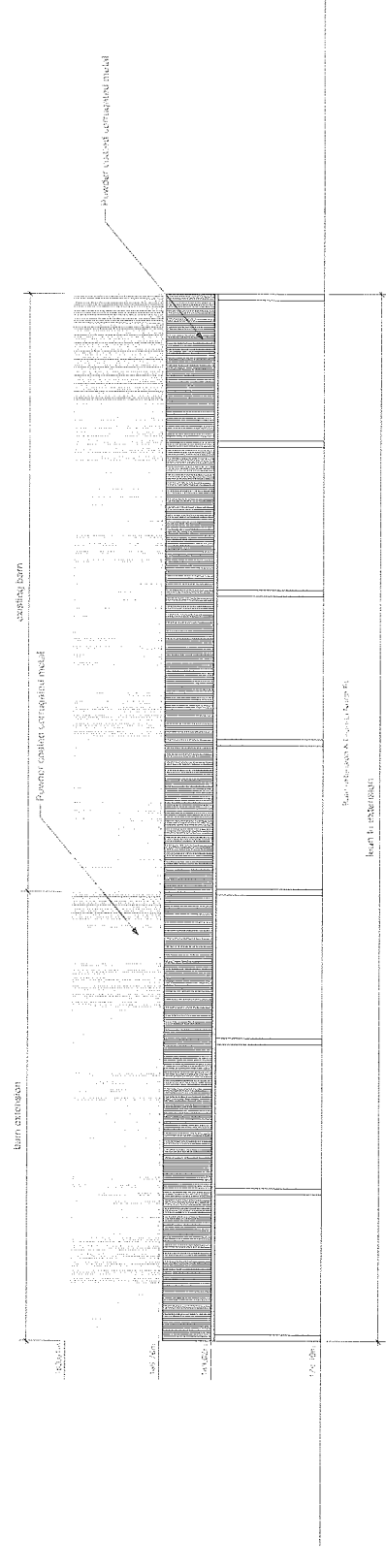
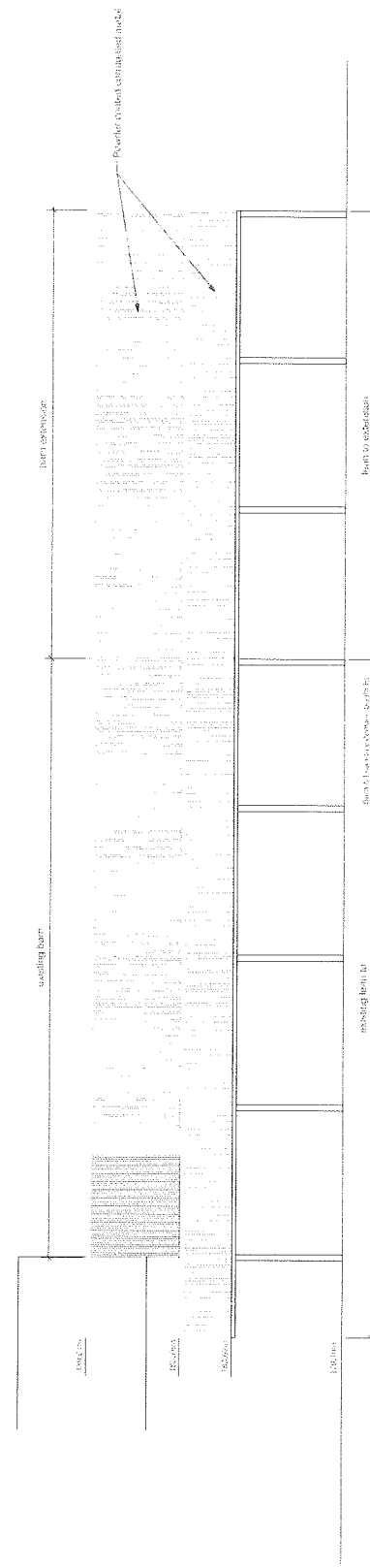
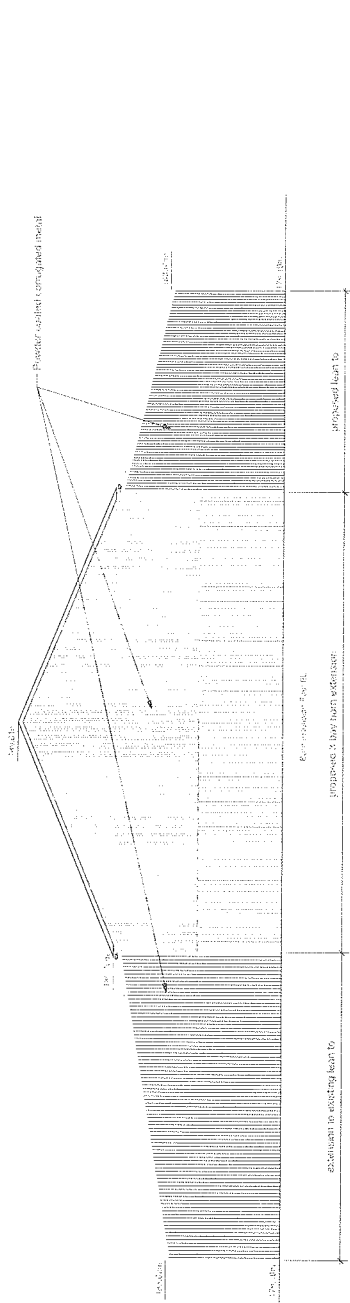
ARCHITECT: MILLAR FORWARD  
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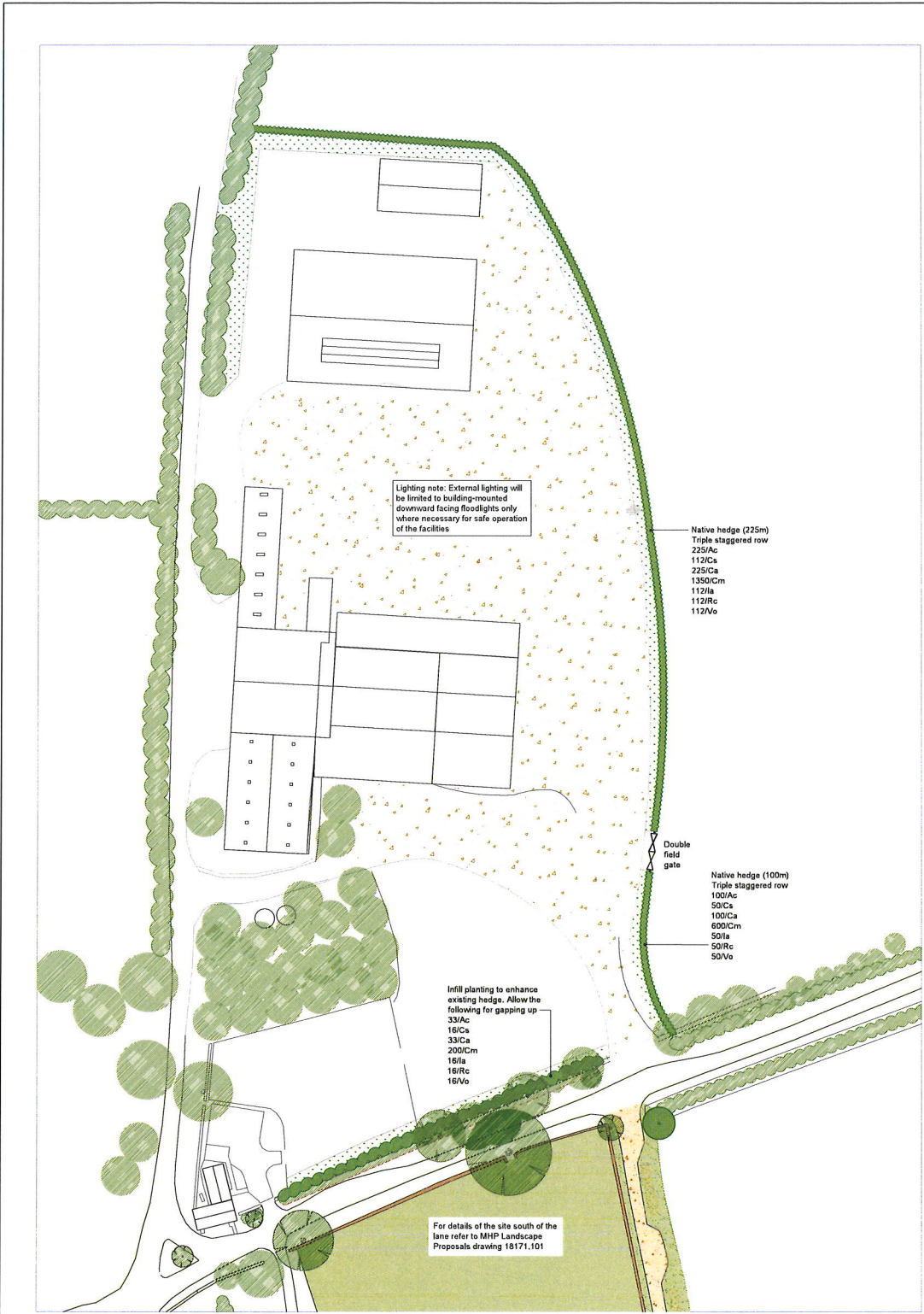
SHEET: P-174  
 OF: 110088A1

DATE: June 2020

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- ### Key
- Existing tree
  - Existing hedge retained
  - Existing poor quality hedge retained and enhanced
  - Hedge planting
  - Infill planting to existing poor quality hedge (incorporate existing hedge where possible)
  - Tussocky grass margin to hedgerow\*

\*Grassland boundaries with relaxed management regime to enhance the habitat provision on site

Ecological enhancements the form of nesting boxes to be provided as follows, locations to be agreed following completion of all construction and landscape works:

- 2no. Garden bird box (traditional timber bird nest box)
- 1no. House sparrow box (house sparrow terrace nest box)
- 2no. Bat box (2F Schwieger bat box)

Aspect, height and installation of all wildlife boxes shall be in accordance with manufacturers' recommendations.

Notes on Ecology:

Landscape works and clearance works should follow guidance for appropriate timings to protect wildlife, including any required pre-work inspections by a licensed ecologist. Methods of work should follow the recommendations listed in the Preliminary Root Assessment and Preliminary Ecological Appraisal as prepared by Wildwood Ecology (September 2020).

Notes on Lighting:

In order to mitigate artificial light spill and lighting disturbance to bats when developing the detailed lighting scheme, the lighting designer should reference recommendations provided in Guidance Note 08/18 'Bats and artificial lighting in the UK: Bats and the built environment' produced by The Bat Conservation Trust and the Institute of Lighting Professionals.

Detailed lighting proposals shall be provided at detailed planning stage by the project engineers.

### Scale



### 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.

### Plant Schedule

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

MIXED SPECIES NATIVE HEDGE PLANTING			
Key	Species	%	No
Ac	Acer campestre	10	1+0 100cc Cell grown 358
Cs	Cornus sanguinea	5	1+0 100cc Cell grown 178
Ca	Corylus avellana	10	1+0 100cc Cell grown 358
Cm	Crataegus monogyna	60	1+0 100cc Cell grown 2150
la	Ilex aquifolium	5	3-40-60cm 3L 178
Rc	Rosa canina	5	1+0 100cc Cell grown 178
Vo	Viburnum opulus	5	1+0 100cc Cell grown 178

To be planted in either a triple staggered row or a double staggered row as indicated on drawing, 300 mm between plants and 400mm between rows. (710 plants per m). Protect with shrub shelter/ guard 60cm in height supported by cane.

#### IMPLEMENTATION PROGRAMME

Rootballed and containerised planting stock to be planted within dormant season (Nov - March) within the first planting season following completion of the building works.

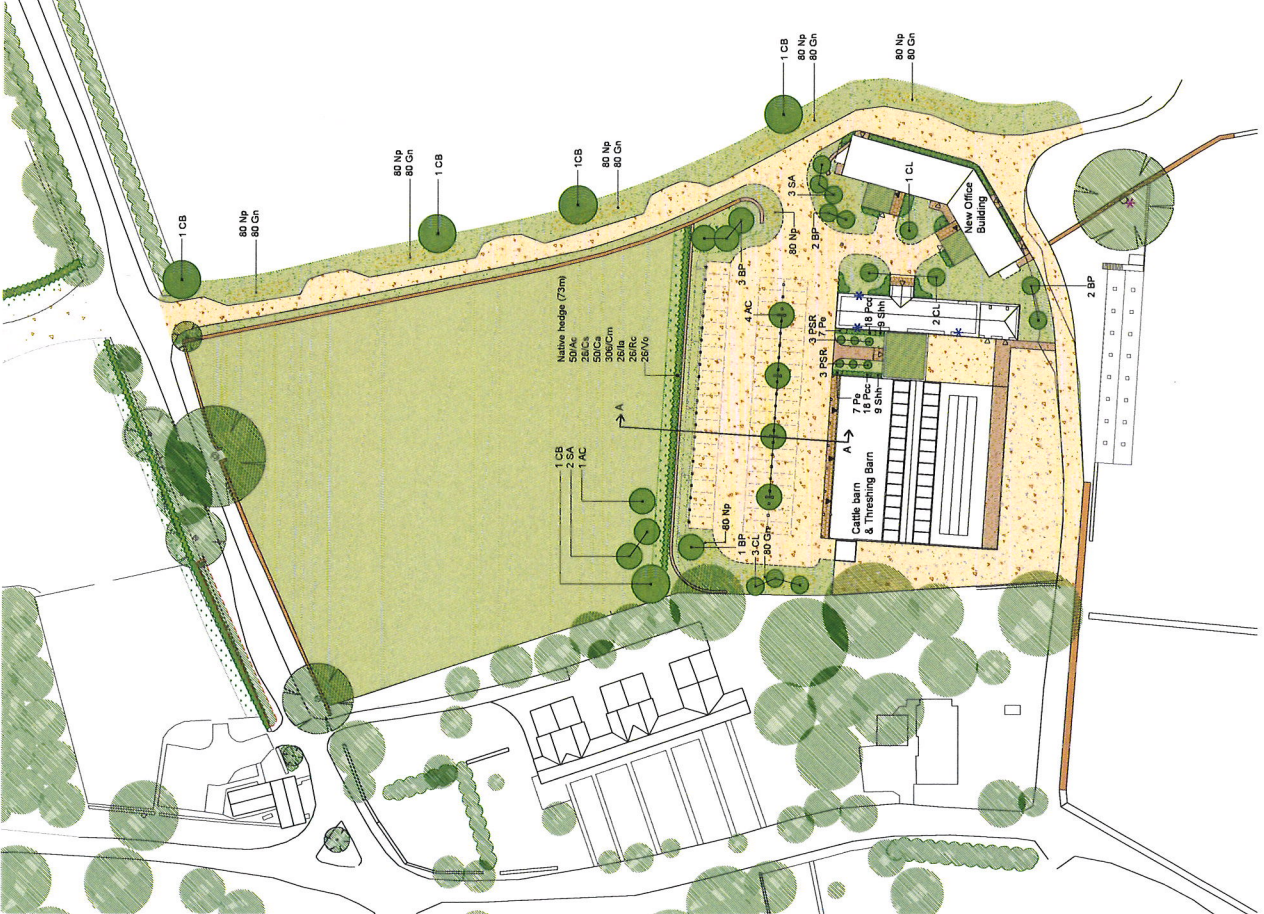
## Calmsden Business Hub Landscape Strategy (North)



Project		Calmsden Business Hub
Client		Millar Howard
Title		Landscape Strategy (North)
Drawing number	18171.103	Rev A
Status	Planning	
Drawn By	Checked By	Date
HS	PSH	17-8-20
		Scale @ A3
		1:500



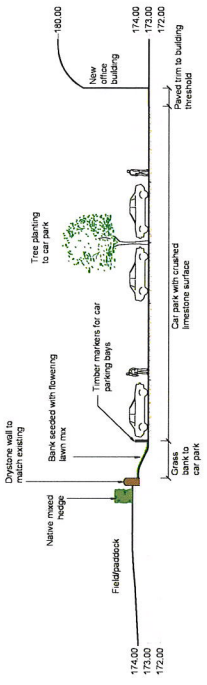
18/08/2020 10:43:23 THE PROJECTIONS, 24-25, BRIDGE STREET, LONDON, E1 9EQ  
T: 01473 278 700 E: info@mhp.co.uk www.mhp.co.uk



### Design Strategy

The landscape setting for the new business hub at Calmsden has been designed with an informal, rural feel to protect the local sense of place. Planting incorporates native species and shrub species with appealing colours and textures through the seasons. Surfacing materials reflect local materials, a crushed limestone surface to the car park and track, resin bound gravel paths and stone flags at pedestrian entrance areas. A kerb finish is not required so simple timber marker posts will be used to indicate the parking bays. Dry stone walls have been introduced to form boundaries and entrances, the new wall to the north of the car park assists with screening views to the car park.

### Indicative Cross Section A-A (1:200)



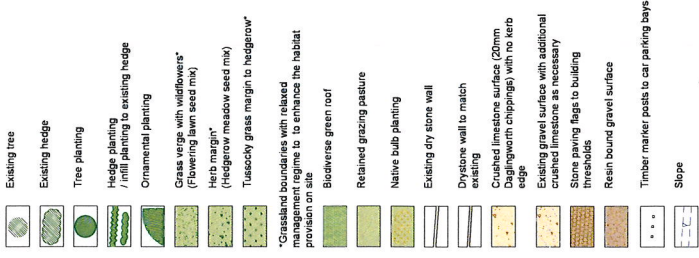
### Plant Schedule

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

TREES	Key Species	Specification	No	Key Species	No	Size/Type	No
AC	Acer campestre	SEL STD 10-12cm girth rooballed	5	Gn	Galanthus nivalis	Topsize	480
BP	Betula pendula	HW STD 12-14cm girth rooballed	8	Np	Narcissus pseudonarcissus	Topsize	560
CL	Corylus avellana	SEL STD 10-12cm girth rooballed	6				
CR	Crataegus lanugata 'Pauls Scarlet'	HW STD 10-12cm girth rooballed	6				
PSR	Prunus serotina 'Rancho'	SEL STD 10-12cm girth rooballed	6				
SA	Sorbus aucuparia	HW STD 12-14cm girth rooballed	5				
ORNAMENTAL PLANTS	Key Species	Specification	No	Key Species	No	Size/Type	No
Al	Aster multiflorus	SEL STD 10-12cm girth rooballed	20				
As	Aster spicata	SEL STD 10-12cm girth rooballed	20				
Hr	Hieracium lanuginosum	SEL STD 10-12cm girth rooballed	7				
Li	Lilium muscari	SEL STD 10-12cm girth rooballed	21				
Mss	Miscanthus sinensis 'Spiralight'	SEL STD 10-12cm girth rooballed	53				
Ob	Osmunda cinnamomea	SEL STD 10-12cm girth rooballed	10				
Pd	Potentilla 'Daydream'	SEL STD 10-12cm girth rooballed	31				
Pe	Potentilla 'Elzabeth'	SEL STD 10-12cm girth rooballed	68				
Pcc	Prunus cistena 'Crimson dwarf'	SEL STD 10-12cm girth rooballed	36				
Pol	Prunus laurocerasus 'Oto Luyken'	SEL STD 10-12cm girth rooballed	12				
Sg	Spiraea japonica 'Goldflame'	SEL STD 10-12cm girth rooballed	29				
Sh	Shibubakia japonica var. humilis	SEL STD 10-12cm girth rooballed	44				
St	Stachys recta	SEL STD 10-12cm girth rooballed	35				
Vd	Viburnum davidii	SEL STD 10-12cm girth rooballed	9				
Vt	Viburnum tinus 'Eve Price'	SEL STD 10-12cm girth rooballed	10				
MIXED SPECIES NATIVE HEDGE PLANTING	Key Species	%	Size/Type	No			
Ac	Acer campestre	10	1-0 100cc Cell grown	133			
Cs	Cornus sanguinea	5	1-0 100cc Cell grown	65			
Cm	Corylus avellana	10	1-0 100cc Cell grown	133			
Cr	Crataegus monogyna	60	1-0 100cc Cell grown	930			
Il	Ilex aquifolium	5	3-40-60cm 3L	65			
Rc	Rosa canina	5	1-0 100cc Cell grown	65			
Vc	Viburnum opulus	5	1-0 100cc Cell grown	65			

To be planted in a double staggered row, 300mm between plants and 400mm between rows. (7 plants per m<sup>2</sup>). Protect with shrub shelter/guard 60cm in height supported by cane.

### Key



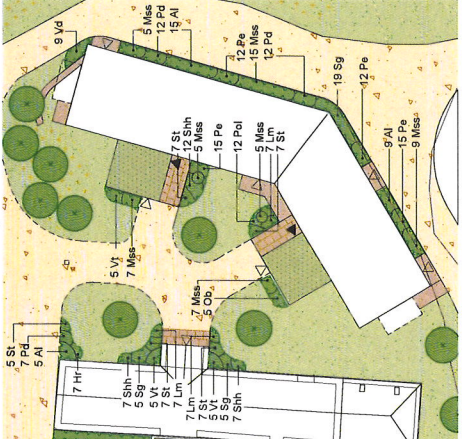
### Notes

- Do not scale directly from this drawing.
- The drawing is to be read in conjunction with all other relevant MHP drawings and information supplied by other consultants.
- High patterns displayed on this drawing are indicative only and do not present actual paving units or material sizes.
- All trees planting in proximity to buildings to be protected by tree guards to ensure foundation stability is appropriate.

### Key to ecological enhancement features

- \* Bat box (2F Schweigler bat box)
- \* Barn owl box (FSC timber, Barn Owl box for a tree by The Barn Owl Trust - final position to be advised by ecologist)
- In addition bird nesting boxes to be provided as follows, locations to be agreed following completion of all construction and landscape works.
  - 4pc. Garden bird box (traditional timber bird nest box)
  - 2pc. House sparrow box (house sparrow entrance nest box)
- Aspect, height and installation of all wildlife boxes shall be in accordance with manufacturers' recommendations.

### Inset Box - Planting to buildings (1:250)





Farm Buildings on the northern part of the site





Southern buildings viewed from road to north

Southern buildings viewed from entrance drive





Barns to be removed







Southern buildings





		Highways Development Management Shire Hall Gloucester GL1 2TH	
<b>Martin Perks</b> <b>Cotswold District Council</b> <b>Trinity Road</b> <b>Cirencester</b> <b>Gloucestershire</b> <b>GL7 1PX</b>		<b>Email: <a href="mailto:Stephen.hawley@gloucestershire.gov.uk">Stephen.hawley@gloucestershire.gov.uk</a></b>	
<b>Our Ref: C/2020/045724</b>		<b>Your Ref: 20/02374/FUL</b>	
<b>Date: 21 August 2020</b>			
<b>Proposal:</b>	Change of use of agricultural buildings to flexible office & storage use, construction of new office hub building & new agricultural buildings, along with associated infrastructure  Land At Calmsden Estate Calmsden North Cerney Gloucestershire	<b>Received date:</b>	24 July 2020
<b>Recommendation:</b>	<input type="checkbox"/> No objection	<input type="checkbox"/>	<input type="checkbox"/> No objection (Subject to conditions)
	<input type="checkbox"/> Refusal	<input checked="" type="checkbox"/> X	<input type="checkbox"/> Further information
<b>Document(s), drawing(s) and reference(s):</b>		<b>Planning history ref(s):</b>	
<b>Details of recommendation:</b>	<p>The proposal seeks to provide 2496m<sup>2</sup> of flexible office space, this is a significant development the will generate a large number of movements.</p> <p>The application has been supported with a Transport Assessment to reviews the implications for all modes of access.</p> <p>It is clear that the site is located in a rural community and there are limitations to the choice of transport mode available.</p> <p>There are no footways connecting the site to existing communities and the site is not accessible on foot due to the distances involved.</p> <p>The site may be accessed by bicycle for some individuals, but it not accessible for the majority. The nearest larger community is Cirencester is 9km away whereas the industry recognised cycling distance if 5km.</p> <p>There is a bus stop close by, but the service frequency is once a day, for</p>		

two days a week. This provides no realistic means of access to the site.

The Highway Authority concludes that there are no realistic transport choices other than the private vehicle to gain access to the site. The applicants own Transport Assessment makes the same conclusion in para 3.10 where it is acknowledged that the site "is not considered particularly accessible by sustainable transport modes".

The Highway Authority considers that the proposal conflicts with paragraph 102 and 103 of the National Planning Policy Framework (NPPF), and the consequence of this also see a lack of alignment with 108 and 110.

This proposal is car dominated and fails to address sustainable transport, these matters cannot be mitigated. Tools such as a travel plan cannot address the harm due to the lack of transport choices available to support it.

Additionally, the access fails to evidence the visibility splays resulting in the safety and suitability of the access not being confirmed. The TA cites withdrawn advice and considers it to be robust, this is not a shared opinion. It is considered that the access having not being adequately shown to be appropriate would have a detrimental impact on Highway Safety which would conflict with paragraph 109 of the NPPF. It may be possible for additional evidence to be provided to address this matter, and it would be an item for the applicant to consider if they wished to present further information.

It is the view of the Highway Authority that there are no genuine transport choices available and the suitability of the access for all users has not been demonstrated. The application conflicts with the transport paragraphs of the NPPF, the Local Transport Plan and INF3 and INF4 of the Cotswold Local Plan 2011-2031.

It is therefore recommended that this application is refused.

Should the Local Planning Authority conclude that the wider benefits warrant the approval of this application it is strongly encouraged that common ground be sought on the access design, and parking arrangements to limit the advised harm as far as reasonably practical.

Stephen Hawley BSc (Hons) IEng MCIHT FIHE MTPS Cert(mgmt)open  
Highway Development Management Team Leader  
Highways Development Management  
Communities Infrastructure