Item No :- 02

22/00688/FUL

Land At New Covert
Ewen
Gloucestershire

Item No :- 02

Two residential units within the curtilage of the main house approved under application 18/00051/FUL, removal of approved garage outbuilding and associated amended driveway and landscape enhancements at Land At New Covert Ewen Gloucestershire

Full Application 22/00688/FUL	
Applicant:	Mr Marie Lennon-Smith
Agent:	Ridge And Partners LLP
Case Officer:	Mike Napper
Ward Member(s):	Councillor Tony Berry
Committee Date:	14th September 2022
RECOMMENDATION:	**PERMIT**

1. Main Issues:

(a) Principle of the Development
(b) Visual Impact & Design
(c) Arboricultural Impact
(d) Biodiversity

2. Reasons for Referral:

2.1 The original permission for the development of the application site for a single dwelling was granted by the Planning and Licensing Committee following consideration of the detailed merits of the scheme and its location relative to the village. Given the issues debated, officers consider it appropriate that Committee has the same opportunity to assess the current application, which is now for two dwellings.

3. Site Description:

3.1 The site is located at the eastern end of the village of Ewen adjacent to the Ewen Conservation Area and adjacent the Wild Duck Public House, which is a Grade II Listed building. The site sits outside of any landscape designation, but is adjacent to the Kemble/Ewen Special Landscape Area (SLA).

3.2 The site lies within Flood Zone 1.

3.3 The site is made up of a coppice of trees (approx. 2.45 ha in area) to the east and an open area that incorporated a historic quarry that now has power cables running through the site.

3.4 Access to the site is obtained from a field gate located along the southern boundary and a further access to the adjacent grassed area and pylons is available in the south eastern corner further along the road.

4. Relevant Planning History:

4.1 18/00051/FUL - Proposed erection of single dwelling: Permitted 11.07.18.

4.2 21/03285/FUL - Proposed erection of single dwelling - Variation of Conditions 2 (drawing numbers) and 15 (tree protection plan) of permission

4.3 18/00051/FUL to amend driveway layout and phasing of tree removal: Permitted 22.10.21.

5. Planning Policies:

NPPF National Planning Policy Framework
DS3 Small-scale Res Dev non-Principal Settle
DS4 Open Market Housing o/s Principal/non-Pr
EN11 HE: DHA - Conservation Areas
EN2 Design of Built & Natural Environment
EN10 HE: Designated Heritage Assets
EN4 The Wider Natural & Historic Landscape
EN6 Special Landscape Areas
INF7 Green Infrastructure
INF4 Highway Safety
INF5 Parking Provision

6. Observations of Consultees:

6.1 Forward Planning Manager: Whilst on the face of it the site appears to be beyond the settlement edge, the principle of development has been established and thus extends the settlement's linear form to include the wooded area. This, it should be noted, was determined within the context of the emerging policy DS3.

6.2 Landscape Officer: No objections.

6.3 Tree Officer: No objection.

6.4 Biodiversity Officer: No objection.

6.5 GCC Lead Local Flood Authority: No objection.

6.6 Thames Water: No objection.

6.7 Highways Officer: No objection.

6.8 Conservation Officer: No objections.

7. View of Town/Parish Council:

7.1 Kemble and Ewen Parish Council: Objects - "At the Parish Council meeting of 22 March 2022 it was proposed to object to this application for the following reasons: the development is outside the village boundary in a non-principal settlement (Ewen) according

to the CDLP. The proposal contravenes CDLP Policy DS3 as it does not complement the form nor character of the settlement. The proposal is not of proportionate scale or character with the surroundings. Furthermore, the proposed development does not meet the criteria set out in CDLP H3 [Rural Exception Sites]. The Parish Council does not believe that this proposed development meets the criteria for NPPF Paragraph 80 as it would not significantly enhance the immediate setting, nor be sensitive to the defining characteristics of the local area."

8. Other Representations:

2 Third Party letters of Objection:

(i) " The previous permission was granted under Para 80 approval for a single tree house style dwelling within the largely maintained wooded area of the New Covert. The amendment to add two further houses are in conflict with this permission and effectively create a new mini-development outside the boundary of the village and not at all in keeping with the character of the rest of the village."
(ii) The proposed amendments significantly reduce the amount of land to remain as woodland to the detriment of visual impact and an appropriate response to climate change;
(iii) The design of Dwelling 2 is not in keeping with the 'tree-house' concept and will be clearly visible from public viewpoints;
(iv) Dwelling 2 would be significantly closer to Purlieus Farmhouse with result increase in noise during construction and as a result of its residential occupancy;
(v) There is no justification for more dwellings in Ewen in terms of meeting any planned need.

1 Third Party letter of Support:

"the principle of proposal for the previous one dwelling, was considered acceptable under DS3, I also note that reference was made to DS4, and exceptional merit exemption, although the latter, was not considered necessary to test. The key issue here is whether having 2 further dwellings, is still in scale with the character, and scale of Ewen. Given the size of the land, and its proximity, to the main part of Ewen, the scale is not disproportionate. The design, is also innovative, and should not be rejected because it does not follow, the Cotswold vernacular. The landscaping scheme is, also welcome in the wooded area. I did not read the environmental measures, but note the solar panels, and that heat source pumps, and other environmental measures are provided."

9. Applicant's Supporting Information:

Planning Statement
Design & Access Statement
Ecological Assessment
Arboricultural Implications Assessment
Tree Survey
Construction Environmental Management Plan
Transport Statement
Flood Risk Assessment
Heritage Impact Assessment
Landscape & Visual Impact Assessment

10. Officer's Assessment:

10.1 The application follows the grant of planning permission in 2018 (LPA ref. 18/00051/FUL) for a single dwelling at the application site, some details of which were varied under a later application in 2021. The current application seeks to increase the total number of dwellings at the site to three, as a result of two further detached dwellings being proposed. The architectural design of the additional dwellings pursues a similar flat-roofed contemporary aesthetic to the previously approved dwelling, providing two storeys of accommodation with the first floor visually 'supported' on stilts providing the majority of the living space above the more open layout of the ground floor. The proposed unit shown as Dwelling 1 would have 4-bedrooms and Dwelling 2 3-bedrooms. The approved dwelling comprises 4 - 5 bedrooms. Each property has a defined garden area. No changes are proposed to the latter dwelling as part of this application. The applicant's current intention is that the additional dwellings will be occupied as annex accommodation to the principal first approved dwelling at the site. Nevertheless, as each dwelling would have the capability of independent occupancy, the application should be considered as three new dwellings.

10.2 The new dwellings would be predominantly of black-stained timber cladding with bronze-finished zinc framing to the fenestration, similar to the palette of materials for the previously approved dwelling. The proposed pattern of fenestration is also contemporary and uses full height glazing in the front elevations. The roofs of both dwellings seek to maximise the incorporation of solar panels.

10.3 The dwellings have been designed to achieve very high-energy performance in a 'fabric first' approach together with passive solar gain and integrated renewable power sources. The roofing and walling is proposed to be constructed of airtight-engineered timber framed panels with recycled newspaper insulation. The fenestration would be triple glazed, triple sealed, Argon-filled timber frames and insulated aluminium-clad "Passivhaus" certified windows & doors throughout. Power and heat would be provided in situ by a combination of biomass (resulting from woodland management) and solar panels to on-site storage with any excess being released to the National Grid.

10.4 The proposals would include EV charging points to the four parking spaces and integrated provision for bicycle storage.

(a) Principle of the Development

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

10.6 In respect of the acceptability of the principle of the proposals, the key consideration is whether the site is properly subject to the provisions of Local Plan policies DS3 (Small-Scale Residential Development in Non-Principal Settlements) or DS4 (Open Market Housing Outside Principal and Non-Principal Settlements). This issue was also central to the Committee's decision to approve the first dwelling on the site in 2018.

10.7 Policy DS3 states that:-

"*1. In Non-Principal Settlements, small-scale residential development will be permitted provided it:*

(a) demonstrably supports or enhances the vitality of the local community and the continued availability of services and facilities locally;
(b) is of a proportionate scale and maintains and enhances sustainable patterns of development;
(c) complements the form and character of the settlement; and
(d) does not have an adverse cumulative impact on the settlement having regard to other developments permitted during the Local Plan period.

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

10.8 Policy DS4 is more restrictive and is not supportive of new-build dwellings unless they are justified by other policies that expressly deal with residential development in locations outside of settlements.

10.9 In reviewing the site's planning history in the assessment of the 2018 application, it was the opinion of the Council's officers that, although it lay at its extreme edge, the site was within the settlement. At the time of the Committee's decision, the current Local Plan policies were emergent and had begun to carry material weight in planning decisions. As such, the Case Officer's report to Committee stated that:-

"In light of emerging Local Plan policy, guidance in the NPPF and the recent Braintree High Court judgment, it is considered that the village does represent a sustainable location for a single dwelling in terms of accessibility. It is considered that there is reasonable access to the services and facilities within the village and surrounding settlements. The application site is surrounded by development on three sides of the site and is made up of a coppice of trees that relates to the development on the edge of the village, to the east of the site are open fields where the character changes. Taking this into account, Officers do not consider the site to be sited within an isolated location, and consider the application site to be within the village. As such, the siting of the dwelling is considered to meet the criteria set out within the policy DS3. Given the proximity of the site to the village of Ewen it is considered that the proposal would represent a sustainable location and follow sustainable patterns of development that meet the requirements set out within paragraphs 29 and 34 of the NPPF.

10.10 Notwithstanding the above conclusion, Members considered the site to be outside of the settlement but, in this instance, the proposal was of exceptional design and offered additional benefits to justify its approval. The Committee Meeting Minutes in 2018 state that "The application was assessed under Planning Policy DS4, Paragraph 55 of the National Planning Policy Framework (NPPF)."

10.11 In terms of the considerations that informed the officers' conclusions regarding the status of Ewen as a non-principal settlement, there has been no material change in circumstances since then that would now lead to a different conclusion and therefore it is the opinion of officers that the current application should be assessed under Policy DS3. Physically and visually, the woodland acts as a natural barrier or edge to the generally linear settlement before it opens up on to a traditional agricultural setting.

10.12 Additionally, as has been concluded in consultation with the Council's Forward Planning team, the fact that permission has been granted for the single dwelling at the site is also a material consideration, thus extending the development limits of the settlement. In simple terms a precedent has been set that strengthens the conclusion that the site should be considered to be within the settlement.

10.13 In terms of other considerations relating to the principle of the development, Members should be aware that, since the 2018 decision, case law has provided clearer definition of the issue of 'isolation' in relation to applying the national policy for exceptional justification for new dwellings in the countryside (previously NPPF paragraph 55, which has evolved into the current paragraph 80). The fact that, if the site was to be considered outside the settlement, the site clearly adjoins it and therefore cannot be considered isolated (i.e. 'isolation' is not simply a test of whether or not a new dwelling would be outside of a defined settlement).

10.14 On the basis that officers consider the site to be within the settlement as explained above, Policy DS3 nevertheless includes several criteria, a) to d) as quoted earlier in this report, that need to be satisfied and the design-related requirements (criteria b) and c)) will be addressed in the following sections. In respect of criterion a), officers consider that the provision of two additional dwellings would help to support the vitality of the local community and the viability of associated services and facilities. Having regard to criterion d), the introduction of two further dwellings would be proportionate in scale to the size of the village, including having regard to the cumulative effect of other new dwellings granted to date within the Local Plan period (of which there have been permissions for approximately 8 new-build dwellings, including the original permission at the current application site).

10.15 In conclusion, officers consider the principle of the proposed development to be acceptable.

(b) Visual Impact & Design

10.16 The site lies within the setting of 'The Wild Duck' public house, which is a Grade II Listed building. Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that when considering a planning application, the local planning authority should "…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". The property also lies just outside the boundary of the Ewen Conservation Area.

10.17 Section 12 of the National Planning Policy Framework (NPPF) states that "Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities". It seeks to ensure (paragraph 130) that (a) developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); and (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

10.18 It also highlights in paragraph 131 that "Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change."

10.19 At paragraph 134, it states that "Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:

(a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or

(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

10.20 Section 14 (Meeting the challenge of climate change, flooding and coastal change) requires, in paragraph 157, that "In determining planning applications, local planning authorities should expect new development to:

(a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and

(b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption."

10.21 Section 16 of the requires that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 199 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also notes that significance can be harmed through alteration or development within the setting. Paragraph 200 states that any harm to or loss of the significance of a heritage asset should require clear and convincing justification. Paragraph 201 states that where a proposed development will lead to substantial harm applications should be refused unless it is demonstrated that that harm is necessary to achieve substantial public benefits, whilst paragraph 202 states that where a development proposal will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

10.22 Local Plan policy EN2 Design of the Built and Natural Environment sets out that development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality.

10.23 Policy EN10 reiterates the NPPFs in that great weight should be given to the conservation of heritage assets. It states that proposal that sustain the character, appearance and significance of designated assets will be permitted, but that proposals that would harm

the significance of an asset or its setting would not be permitted unless outweighed by mitigating public benefit.

10.24 Policy EN11 states that proposals that affect conservation areas or their settings would be permitted providing that, amongst other things; it would preserve or where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, and materials.

10.25 Additionally, the policies of the Kemble and Ewen Neighbourhood Plan, which was made in 2021, are now a material consideration. Policy KE1 (Protection of Existing Community Facilities and Public Houses) is of relevance as it states that:- "The facilities listed below and shown on the Policies Map will be protected for community use.

KE1/1 - Kemble Village Hall
KE1/2 - All Saints Church
KE1/3 - Kemble Primary School
KE1/4 - Kemble Post Office and Stores
KE1/5 - The Tavern Inn
KE1/6 - Wild Duck Inn
KE1/7 - The doctors' surgery in Kemble
KE1/8 - Kemble railway station

10.26 Development that would lead to the loss of these facilities will be permitted when it is in accordance with relevant development plan policies.

10.27 Proposals that would appropriately enhance these facilities or enhance the appearance of and/or improve access and accessibility to these facilities will be supported when they are in accordance with other development plan policies and the policies of the KENDP."

10.28 Policy KE4 (Protecting Other Open Spaces) is also relevant. It states that:- "Development which would result in the loss of open spaces within Kemble village development boundary or the built up area of Ewen and which would significantly harm their spacious character and appearance will only be supported where:

(a) Equivalent or better provision is provided elsewhere within a suitable location within the relevant village or in the case of Kemble within the village Development Boundary; or b) It can be clearly demonstrated by the applicant that the open space no longer performs a useful open space function in terms of the local environment, amenity of any kind, or active public recreation use."

10.29 Policy KE6 (Green Infrastructure) states that:-

"The network of Green Infrastructure (GI) within the neighbourhood plan area will be protected for its recreation, open space and wildlife value. New GI, particularly where it creates links to the existing GI network and improves access to the countryside for informal recreation and net gains in biodiversity will be supported. Development will only be permitted where it retains/protects/enhances the recreational, biodiversity, water management and other functions of the GI network. New development should enhance linkages to the wider existing GI network and improve access to the countryside for informal recreation, where appropriate."

10.30 Policy KE7 (Kemble and Ewen Design Guide) establishes that new development that is consistent with the other policies in this neighbourhood development plan and the Cotswold District Local Plan will be supported when they accord with the Kemble and Ewen Design Guide.

10.31 Policy KE11 (Landscape) requires that proposals for development should:-

"(a) Retain and where possible enhance those landscape assets which are of benefit to the quiet enjoyment of the rural landscape by residents and the community. In identifying such areas, regard will be had to the Kemble Landscape Appraisal undertaken by Tyler Grange;
(b) Maintain the physical and visual separation between Kemble and Ewen to retain the sense of identity of the distinct settlements;
(c) Reinforce the Thames valley landscape in respect of its recreational value and visual amenity creating a quiet and tranquil valued rural landscape;
(d) Maintain and enhance field pattern and enclosure where possible;
(e) Enhance valued landscape features which are in decline or in poor condition;
(f) Avoid further aesthetic erosion of the landscape/farmed edge of the villages; and
(g) Protect views and vistas identified in the Kemble Landscape Appraisal and the Kemble and Kemble Station Conservation Areas Appraisal undertaken by Montagu Evans from significant detrimental impact."

10.32 The Grade II Listed 'Wild Duck' public house is a collection of buildings said to originally date from 1563 with extensive 20th Century extensions. The site is on the edge of the Ewen Conservation Area and Ewen is characterised by a linear pattern of dispersed houses, cottages and farmsteads.

10.33 In considering the current application, the design character of the site has been established by that of the dwelling approved under the 2018 permission. The current scheme seeks to provide two further, contemporary-designed, dwellings within the woodland of similar architectural ethos, form and materials. Comments in respect of the 2018 scheme by the Conservation Officer at that time were that the new dwelling would be positioned on stilts at canopy level within the centre of the plot, thereby ensuring that the bulk and mass of the building would be screened by the canopy and that views at ground level would be assimilated with the surroundings. Whilst some concerns were expressed regarding any potential incongruity with the setting of the more traditional vernacular appearance of the Grade II listed public house, it was concluded that the proposal relies on the integration of the new dwelling within the woodland as a focus for the development and a screen to mitigate the external impact of the development beyond the site. The current proposals continue this approach and, additionally, the public house buildings along the lane to the south appear to be 20th Century and of limited merit. In terms of the setting of the Listed building, its orientation is considered to generally 'turn its back' to the application site, having regard to any potential visual conflict. The woodland is also relatively dense and elevated at this point and the proposed new buildings would be set back considerably into the woodland. Further mature planting is proposed to the site boundaries.

10.34 Overall, therefore, officers conclude that the design approach taken is considered acceptable and that there is no harm to the Conservation Area or Listed buildings.

10.35 Having regard to the general design considerations of the proposed dwellings, officers are of the opinion that there is a beneficial consistency and visual relationship between each

of the new dwellings, which results in a cohesive architectural character to the development. The dwellings respond sympathetically to the wooded setting in scale, form and materials and appear to be integrated into it as a basis principle of the design.

10.36 Furthermore, the design of the scheme has pursued a strong objective towards high-energy performance and low carbon solutions in its construction and later occupancy. The supporting documentation with the application states that the new dwellings is expected to achieve a reduction of the heat load by 70% when compared to the Average New Build. It is estimated that the dwellings would achieve a national Standard Assessment Procedure (SAP) calculation (which is the methodology used by Government to quantify a dwelling's performance in terms of energy use per unit floor area) of 111 compared with the average value of 60 for dwellings in England and Wales.

10.37 Officers therefore conclude that the overall design assessment of the new dwellings is supportable, having regard to the range of policies quoted above.

(c) Arboricultural and Landscape Impact

10.38 Policy EN1 of the Local Plan states that new development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by ensuring design standards that complement the character of the area and the sustainable use of the development.

10.39 Policy EN2 of the Local Plan states that development should be of design quality that respects the character and distinctive appearance of the locality. The Cotswolds Design Code, the detailed guidance underpinning Policy EN2, requires inter alia that:

(i) any proposed new development should respond to its landscape or townscape setting.
(ii) that in designing new development, attention should be paid to the site and its setting in terms of density, grain, scale and form, as well as the architectural design of the buildings, and to the landscaping around them.
(iii) that excessive or uncharacteristic bulk should be avoided. New buildings should generally not dominate their surroundings, but should complement the existing structures or landscape, and sit comfortably within their setting.
(iv) that the height of new buildings should respond to the local context, for example forming a gentle transition from open countryside to settlement edge.

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

10.41 Policy EN6 of the Local Plan states that development within Special Landscape Areas will be permitted provided it does not have a significant detrimental impact upon the special character and key landscape qualities of the area including its tranquillity.

10.42 Policy INF7 of the Local Plan states that development proposals must contribute, depending on their scale, use and location, to the protection and enhancement of existing Green Infrastructure and/or the delivery of new Green Infrastructure. Green Infrastructure will be designed in accordance with principles set out in the Cotswold Design Code (Appendix D).

10.43 Paragraph 174 of the new NPPF requires the planning system to recognise the intrinsic character and beauty of the countryside.

10.44 The site falls within the setting of the Kemble/Ewen Special Landscape Area (SLA), the site adjoins the SLA boundary along the western and southern edge. The purpose of SLA designation is to protect locally significant and valued landscapes that have particular intrinsic qualities or character. The Kemble/Ewen SLA lies across three character types and as such shares characteristics of all three areas. It is identified within the 'Special Landscape Areas Review' (by White Consultants, dated 2017) that the SLA is generally tranquil and well treed. With specific reference to Ewen, it notes that the settlement pattern has a linear 'gappy' character.

10.45 A Landscape & Visual Impact Addendum (LVIA, dated Feb 2022) has been submitted to support of the application. In terms of visual amenity, it is noted that 'The recent site visits confirmed that the visual envelope remained very localised, limiting views to the local access roads immediately abutting the site, including the egress of residential driveways and Kemble Bridleway 24 and the car park of The Wild Duck'. It is identified within the LVIA that the proposals would, at most, result in a minor adverse effect and that this effect would reduce overtime as new proposed planting matures. Overall, it is concluded within the LVIA that two new residential units can be assimilated without permanent adverse effects to the landscape character or visual amenity and that the improved woodland trees and fauna would have a long-term benefits.

10.46 Officers consider that the proposed siting and design of the two units is sympathetic to the sensitive landscape setting. While three units are now proposed, the density remains low, retaining the dispersed settlement pattern and allowing units to be set back from the roadside behind a meaningful band of woodland planting. Furthermore, it is noted that the existing access would be utilised which would prevent additional openings into the site and any further visual intrusion.

10.47 To protect the tranquillity of the rural setting and the SLA, it is important that excessive light spill is limited at the site. Whilst some concerns were raised by officers in relation to the large areas of glazing in the units, they are integral to the consistency of the architectural design approach to the whole scheme and therefore a bespoke lighting scheme is proposed to include the incorporation of automated blinds for the windows and recessed LED lighting fittings, together with low level bollard lighting next to paths that have no upward glare. Officers are content with this approach subject to a condition to approve final details.

10.48 In terms of the domestic curtilage, this is restricted to the immediate area around the dwelling which is welcomed. A hedge boundary has been included to all three new dwellings, which is welcomed, subject to being of a suitable native species in-keeping with the woodland setting.

10.49 Additionally, a condition is recommended, as it was under the 2018 permission, to remove Permitted Development rights to prevent the encroachment of domestic paraphernalia and activities into the wider wooded area, and to prevent the lower section of the dwellings being filled in.

10.50 As with the extant permission I note that the intension is to enhance the existing woodland with improved management and planting, this would improve species diversity, longevity and habitat potential of the site which is welcomed. To ensure that this can be sustained in the long term, a Landscape and Ecological Management Plan (LEMP) highlighting proposed future management of the site would be conditioned.

10.51 In conclusion, officers consider that the introduction of two additional dwellings at this site can be effectively assimilated into the woodland setting without causing undue landscape or visual harm. As such, the proposals are considered to also accord with criteria b) and c) of Policy DS3. It is the opinion of officers, however, that any further development at this site would be unlikely to be supported as it would result in a cumulative impact and would erode the wooded and tranquil edge of village character.

(d) Biodiversity

10.52 Local Plan Policy EN8 (Biodiversity & Geodiversity: Features, Habitats & Species) states that:-

"(1) Development will be permitted that conserves and enhances biodiversity and geodiversity, providing net gains where possible.
(2) Proposals that would result in significant habitat fragmentation and loss of ecological connectivity will not be permitted.
(3) Proposals that reverse habitat fragmentation and promote creation, restoration and beneficial management of ecological networks, habitats and features will be permitted, particularly in areas subject to landscape-scale biodiversity initiatives. Developer contributions may be sought in this regard.
(4) Proposals that would result in the loss or deterioration of irreplaceable habitats and resources, or which are likely to have an adverse effect on internationally protected species, will not be permitted.
(5) Development with a detrimental impact on other protected species and species and habitats "of principal importance for the purpose of conserving biodiversity" (Section 41 (England) of the Natural Environment and Rural Communities Act 2006) will not be permitted unless adequate provision can be made to ensure the conservation of the species or habitat."

10.53 Section 15 addresses the conservation and enhancement of the natural environment, including minimising impacts on and providing net gains for biodiversity.

10.54 As part of the application documentation, the Ecological Assessment confirms that surveying of the site is up-to-date to ascertain the general ecological value of the site and to identify the main habitats and associated plant species. In addition, specific surveys were undertaken within the site in respect of bats and badgers. Low levels of current bat activity were recorded and no evidence of badgers.

10.55 The proposals respond to the relevant biodiversity policies by the planting of new native trees, shrubs and hedgerows, as well as the creation of any new areas of species-rich

grassland to provide habitat diversity and enhancement for a range of species. Additionally the proposals include the provision of new bat and bird boxes.

10.56 The new scheme represents a significant departure from the previously permitted single dwelling and, whilst the species issues remain the same, it presents a wider scale of ecological impacts regarding habitats. Furthermore, since approval to the single dwelling, given in 2018, new legislation has emerged in the form of the Environment Act 2021 that provides legal underpinning to local and national planning policy requirements for new development to deliver a minimum 10% net gain in biodiversity.

10.57 Officers are keen to ensure that external lighting within the development is maintained at low lux levels to minimise light spillage into the woodland around the new dwellings. This is mainly required to ensure that flight lines used by bats are retained as dark corridors. As explained earlier in this report, feedback from officers has resulted in agreement from the applicant of a lighting scheme to minimise light spill and this would be controlled by an appropriate condition.

10.58 Additional information was submitted during the course of the assessment of the application to satisfy the requirements of the Biodiversity Net Gain assessment. The 31.09% increase in biodiversity in terms of habitat calculations that the proposal would deliver is welcomed and is considered to meet the requirements of the NPPF.

10.59 As such, the proposals are considered to accord with the relevant policies of the Local Plan and of the provisions of the NPPF. A combined Landscape and Ecological Management Plan is again recommended as a condition, as it was in the 2018 permission.

(e) Other Issues

10.60 Highway impact has been re-assessed due to the intensification of the use of the site as a result of the two additional dwellings proposed, including the provision of suitable visibility. It is noted that provision for EV charging and cycle storage form part of the development proposals and their provision is ensured by the recommended conditions. A Construction Management Plan is also conditioned to ensure that appropriate provision is made in order to avoid and risk to highway safety and any unreasonable disruption of the local road network. As such, officers are content that the proposals accord with Local Plan policies INF4 and INF5.

10.61 This application is CIL liable and there will be a CIL charge payable. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions. As this is a self-build development, the applicant may apply for relief.

11. Conclusion:

11.1 In conclusion, officers have fully considered the relatively unusual planning background to this application, most specifically in terms of the acceptability of the principle of the development and the visual and biodiversity impacts. As has been explained, the 2018 permission is now a significant material consideration in the assessment of the principle and in the impacts of the two additional dwellings on the character and appearance of the wooded site itself and as an important contributing element of the overall village character.

Consequently, officers have concluded that the architectural design, mitigation and, where appropriate, enhancements that were considered to be delivered by the 2018 scheme can be similarly provided by the current proposals.

12. 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): .

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England) 2015, or any other statutory instrument amending or replacing it no development included within Schedule 2, Part 1 Class A to H (including new openings, external alterations, extensions, flues, chimneys or curtilage buildings), Schedule 2 Part 14 Class A to O (domestic micro-regeneration equipment) or Schedule 2 Part 2 Class A (fences, walls or other means of enclosure) shall be undertaken, other than that approved by this decision notice.

Reason: To ensure the original agricultural character of the barn is retained in accordance with Cotswold District Local Plan Policy EN2 and NPPF.

4. The Development hereby approved shall not commence until drawings of the site access works comprising:

(i) Access width of 4.1m for the first 15m from the highway;
(ii) Surfacing of first 5m of the access in a bound material;
(iii) Drainage to prevent surface water discharging onto the highway,

have been submitted to and approved in writing by the Local Planning Authority; and the building shall not be occupied until those works have been
constructed in accordance with the approved details.

Reason: To ensure the safe and free flow of traffic onto the highway.

5. The Development hereby approved shall not be occupied until the proposed access gates have been set back 5 metres from the adjoining carriageway edge and made to open inwards only.

Reason: In the interests of highway safety.

6. The development hereby approved shall not be brought into use until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 34m eastbound and 67m westbound metres measured along the nearside edge of the adjoining carriageway and offset a distance of 0.6 metres from the edge of the carriageway. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above carriageway level.

Reason: In the interests of highway safety.

7. Before first occupation, each dwelling hereby approved shall have been fitted with an Electric Vehicle Charging Point (EVCP) that complies with a technical charging performance specification, as agreed in writing by the local planning authority. Each EVCP shall be installed and available for use in accordance with the agreed specification unless replaced or upgraded to an equal or higher specification.

Reason: To promote sustainable travel and healthy communities.

8. The Development hereby approved shall not be occupied until sheltered, secure and accessible bicycle parking has been provided in accordance with details, which shall first be submitted to and approved in writing by the Local Planning Authority. The storage area shall be maintained for this purpose thereafter.

Reason: To promote sustainable travel and healthy communities.

9. The development shall be undertaken in full accordance with the provisions of the submitted Construction Environmental Management Plan reference DLA/2055/CEMP/RPT/03/V2, dated February 2022. The approved Plan shall be adhered to throughout the demolition/construction period in respect of the following highway-related provisions:

- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Site operating hours;
- Advisory routes for construction traffic;
- Provisions for site compound, site office and welfare facilities;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing debris, mud and dust being carried onto the highway;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles; and

- Methods of communicating the Construction Management Plan to existing staff, customers, businesses and pedestrians, cyclists and other users of the highway.

Reason: In the interests of safe operation of the adopted highway in the lead into development, both during the demolition and construction phase of the development in accordance with Local Plan Policy INF4 and section 9 of the NPPF.

10. Before development starts, a comprehensive landscape scheme shall be submitted to and approved in writing by the Local Planning Authority, which shall be in accordance with the principles set out in the submitted landscaping drawings (drawing nos. DLA.L.02.P01, DLA.2088.L.08.P03, and DLA.L.05.P03). The scheme must show details of all planting areas, tree and plant species, numbers and planting sizes, and full details of all biodiversity enhancements, including the preparation of the existing grassland to receive the tussocky grassland seed mix, bird and bat boxes (types, locations and positions), and a 5-year maintenance plan to ensure successful planting.

Reason: To enhance the site for biodiversity in accordance with paragraph 118 of the National Planning Policy Framework, Policy EN8 of the Cotswold District Local Plan 2011-2031, and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006 - and to comply with landscape policies.

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

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy EN4.

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

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

13. A Landscape and Ecology Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority before occupation of the development. The content of the LEMP shall include, but not necessarily be limited to, the following information:

i. Description and evaluation of features to be managed; including locations shown on a site map;
ii. Landscape and ecological trends and constraints on site that might influence management;
iii. Aims and objectives of management;
iv. Appropriate management options for achieving aims and objectives;

v. Prescriptions for management actions, including maintenance schedules for all landscape areas;
vi. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5-10 year period);
vii. Details of those responsible for implementation of the plan;
viii. Ongoing monitoring and remedial measures;
ix. Timeframe for reviewing the plan; and
x. Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development.

The LEMP shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP shall be implemented in full in accordance with the approved details.

Reason: To maintain and enhance biodiversity, and to ensure long-term management in perpetuity, in accordance with the NPPF (in particular section 11), Policy EN8 of the Cotswold District Local Plan 2011-2031, and in order for the council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006 - and to comply with landscape policies.

14. Prior to the commencement of any works on site (including demolition and site clearance), the tree protection as detailed on Tree Protection Plan (Tree Protection Plan (15310/67219), shall be installed in accordance with the specifications set out within the plan and BS5837:2012 'Trees in relation to design, demolition and construction - recommendations' and shall remain in place until the completion of the construction process. No part of the protection shall be removed or altered without prior written approval of the Local Planning Authority.

Fires on site should be avoided if possible. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of the fire and the wind direction should be taken into account when determining its location, and it should be attended at all times until safe enough to leave. Materials that would contaminate the soil such as cement or diesel must not be discharged with 10m of the tree stem. Existing ground levels shall remain the same within the Construction Exclusion Zone and no building materials or surplus soil shall be stored therein. All service runs shall fall outside the Construction Exclusion Zone unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policy EN7. It is important that these details are agreed prior to the commencement of development as works undertaken during the course of construction could have an adverse impact on the well-being of existing trees.

15. The works shall be completed in accordance with the arboricultural recommendations laid out in the consultancy report (Arboricultural Method Statement 120788). All of the recommendations shall be implemented in full according to any timescales laid out in the recommendations, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policy EN7.

16. Prior to installation of services, including sewerage, full details of the location and method of installation of the services shall be submitted to the Local Planning Authority for agreement in writing. Once agreed the details must be completed in full and in accordance with any timescale therein, unless otherwise agreed in writing with the Local Planning Authority.
Reason: To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policy EN14.

17. The development shall be completed in accordance with the mitigation and enhancement measures set out at paragraphs 5.2.5 to 5.3.8 of the Ecological Assessment report (February 2022) prepared by Ecology Solutions Ltd and the biodiversity enhancement measures set out within the 5-year Management Plan (February 2022) and Woodland Planting Plan (2055 02 P01) prepared by Davies Landscape Architects. All the recommendations, measures and proposals shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the LPA, and thereafter permanently retained.

Reason: To ensure that protected and priority species are safeguarded and to protect bat foraging routes, in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended, policies EN1 and EN8 of the Cotswold District Local Plan 2011-2031, Circular 06/2005, paragraphs 174, 179 and 180 of the National Planning Policy and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

18. The development shall be carried out in accordance with the Construction Environmental Management Plan (CEMP), dated February 2022, prepared by Davies Landscape Architects. The CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that protected and priority species are safeguarded and to protect bat foraging routes, in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended, policies EN1 and EN8 of the Cotswold District Local Plan 2011-2031, Circular 06/2005, paragraphs 174, 179 and 180 of the National Planning Policy and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

19. Prior to commencement of development, a Lighting Plan for any external lighting proposed should be shown on a detailed plan that is provided to the Council. The lighting plan should:

i. identify those areas/features on site that are particularly sensitive for bats; and
ii. show where external lighting will be installed (including the type of lighting) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bat species using their territory or having access to any roosts.
iii. Fulfil all the measures outlined in paragraphs 12-14 of the Briefing Note Lighting Strategy (Ecology Solution).

Any lighting that is installed shall conform to industry best-practice standards (BCT/ILP: Bats and artificial lighting in the UK, guidance 08/18).

Reason: To ensure that protected and priority species are safeguarded and to protect bat foraging routes, in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended, policies EN1 and EN8 of the Cotswold District Local Plan 2011-2031, Circular 06/2005, paragraphs 174, 179 and 180 of the National Planning Policy and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

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

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

21. Prior to the first occupation of the development hereby permitted, details of the external timber finishes shall be first submitted to and approved in writing by the Local Planning Authority and shall thereafter be permanently retained in the approved colour unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan EN2.

22. Prior to installation, any proposed boundary treatments around the site shall be first submitted to and approved in writing by the local planning Authority and retained as such thereafter, unless alternative details are submitted to and approved in writing.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan EN2.

23. No development shall be brought in to use/occupied until a SuDS management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding.

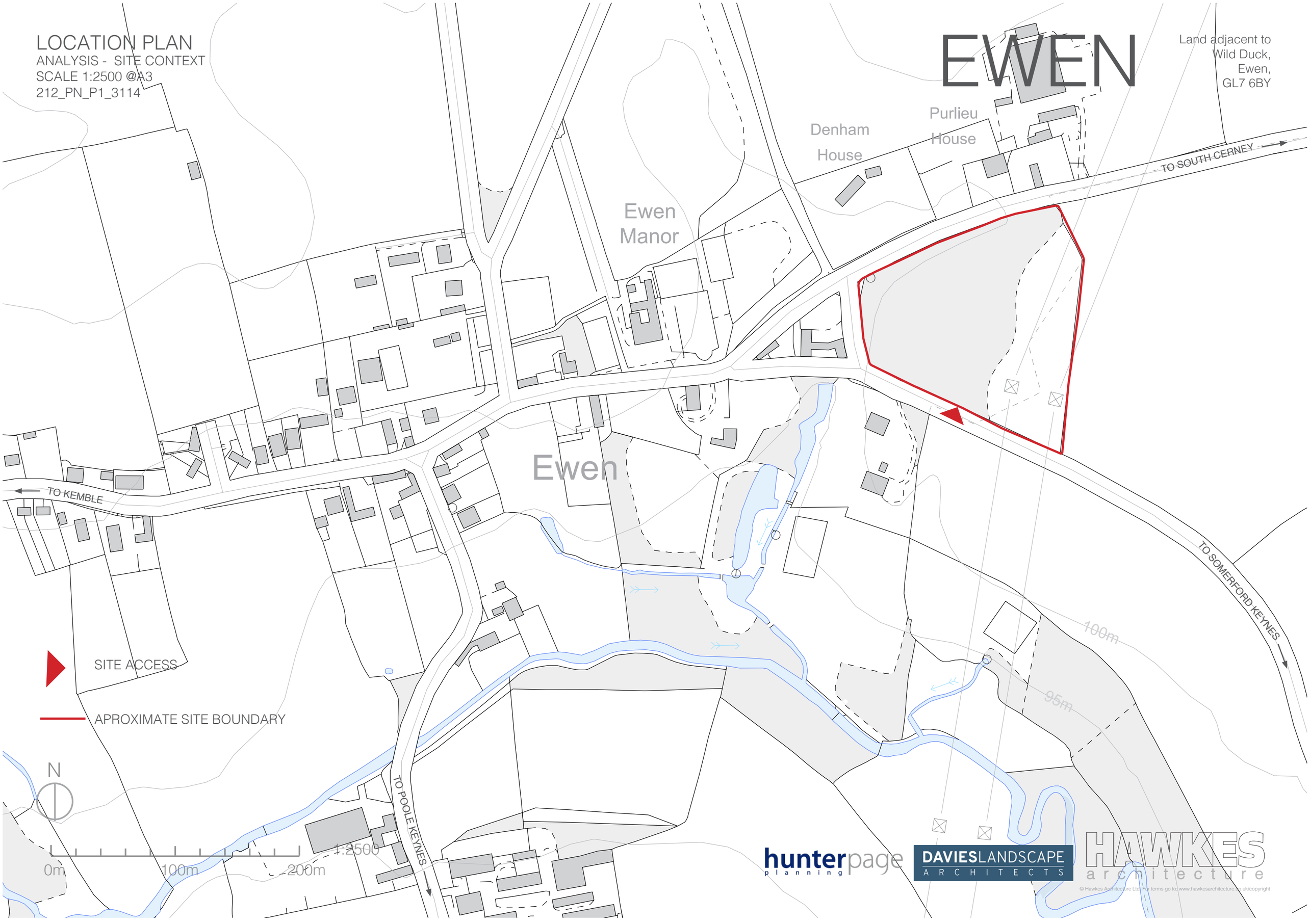
Informative:

1. Please note that the proposed development set out in this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). A CIL Liability Notice will be sent to the applicant, and any other person who has an interest in the

land, separately. The Liability Notice will contain details of the chargeable amount and how to claim exemption or relief, if appropriate. There are further details on this process on the Council's website at www.cotswold.gov.uk/CIL.

LOCATION PLAN

ANALYSIS - SITE CONTEXT
SCALE 1:2500 @A3
212_PN_P1_3114



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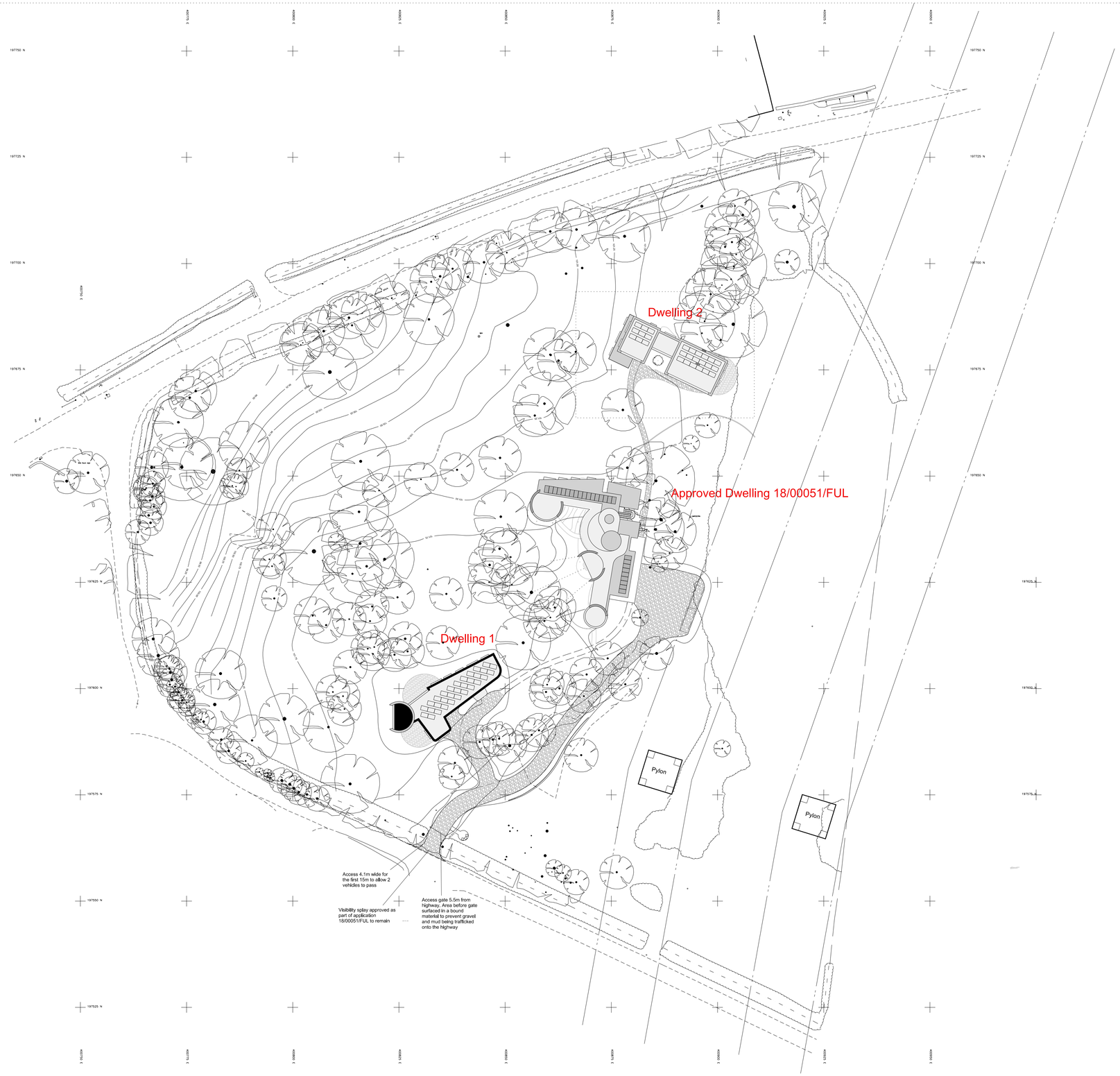

Notes:

Revision:

Meters
0 0.2 0.5 1.0

HAWKES architecture Limited.
The Bull Pen, Saynden Farm, Five Oak Lane, Staplehurst, Kent TN12 0HX
T 01580 892739 email mail@hawkesarchitecture.co.uk

Project	641 Woodland Lodge & Dwellings 1 & 2
Drawing title	Site Plan with Revised Access (Roof Level)
Scale	1:500@A1
Drwg. No.	641_DR_PL_PA5020
Date	07.04.2022
Rev.	

Status ☒ For information ☐ For tender ☐ For construction

Do not scale. All dimensions to be confirmed on site.
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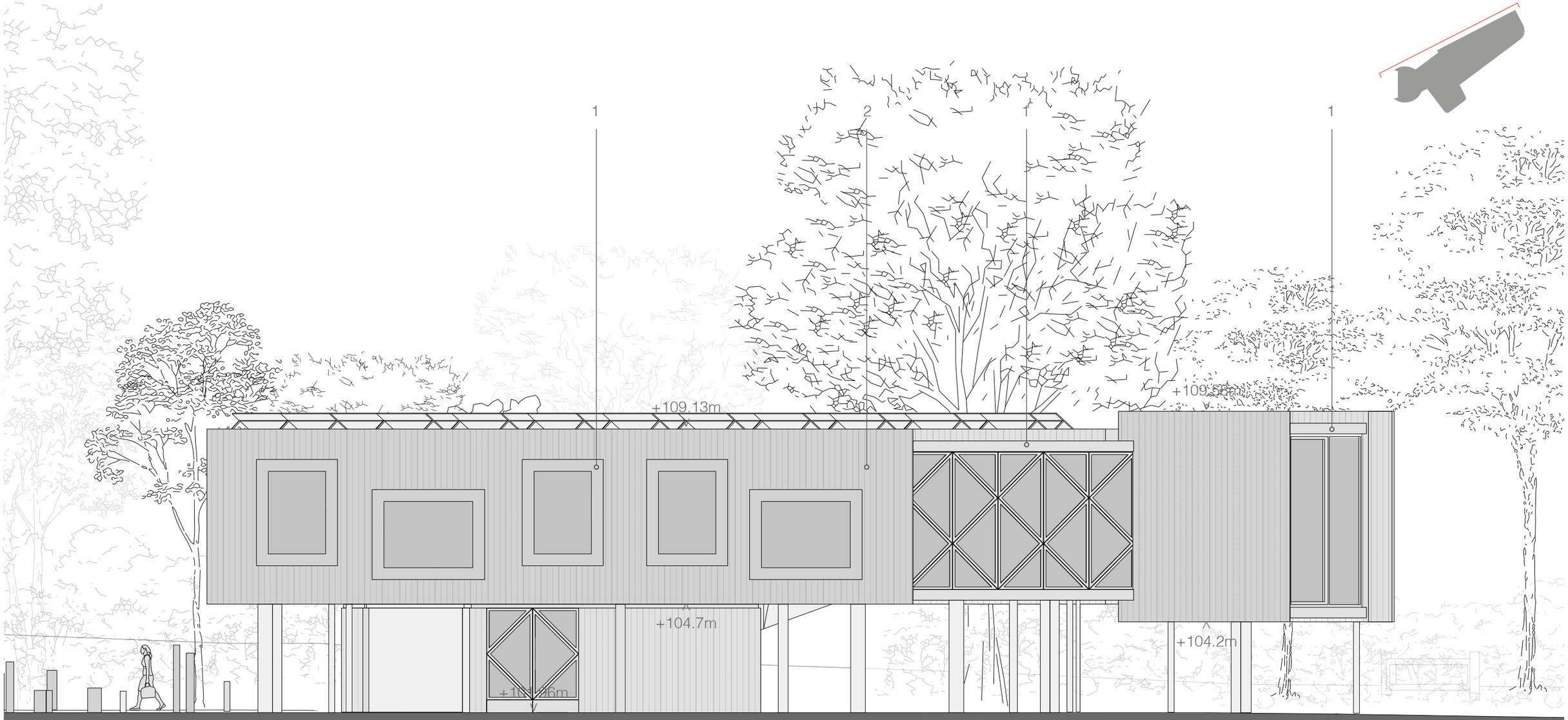
4.3.7 DWELLING 1 - NORTH WEST ELEVATION

PROPOSALS

SCALE - 1:100@A3

EWEN

Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY



MATERIALS KEY*

1 - Bronze Zinc Cladding

2 - Dark Stained Timber Cladding

*Materials Approved under 18/00051/FUL

0m 10m 1:100

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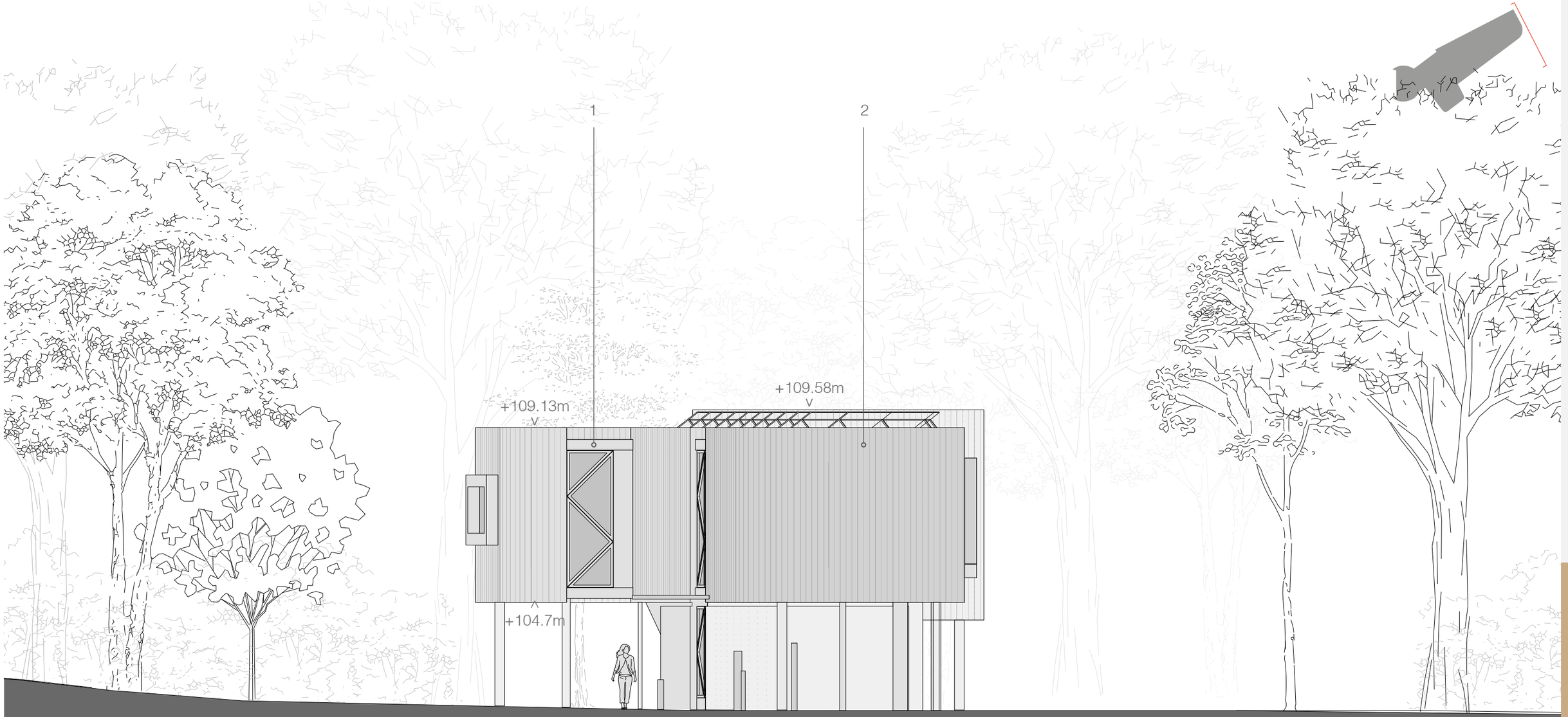
4.3.4 DWELLING 1 - NORTH EAST ELEVATION

PROPOSALS

SCALE - 1:100@A3

EWEN

Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY



MATERIALS KEY*

1 - Bronze Zlnc Cladding

2 - Dark Stained Timber Cladding

*Materials Approved under 18/00051/FUL

0m 10m 1:100

RIDGE Property and Construction Consultants

DAVIESLANDSCAPE ARCHITECTS

HAWKES architecture

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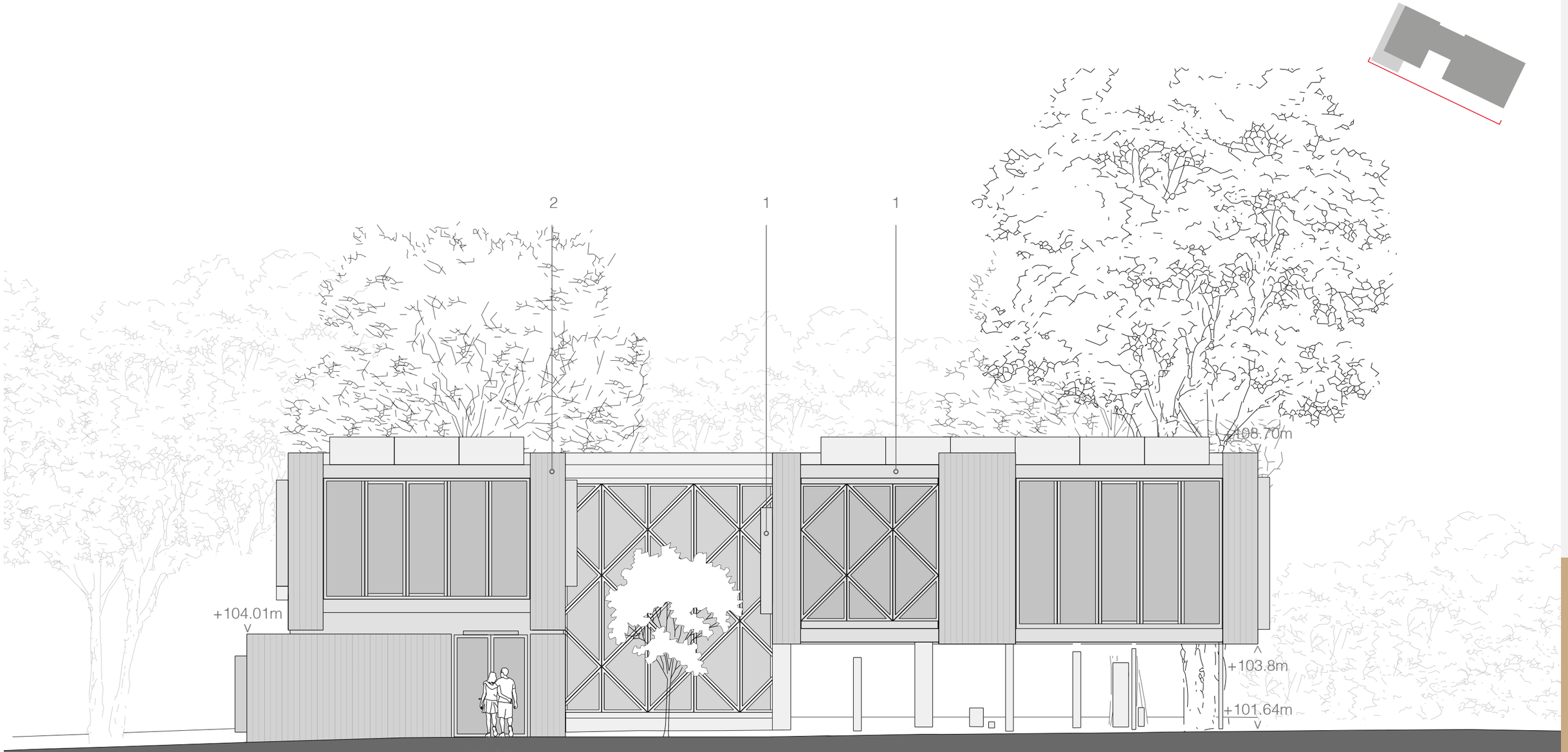
4.4.6 DWELLING 2 - SOUTH ELEVATION

PROPOSALS

SCALE - 1:100@A3

EWEN

Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY



MATERIALS KEY*

1 - Bronze Zlnc Cladding

2 - Dark Stained Timber Cladding

*Materials Approved under 18/00051/FUL

0m 10m 1:100

RIDGE Property and Construction Consultants

DAVIESLANDSCAPE ARCHITECTS

HAWKES architecture

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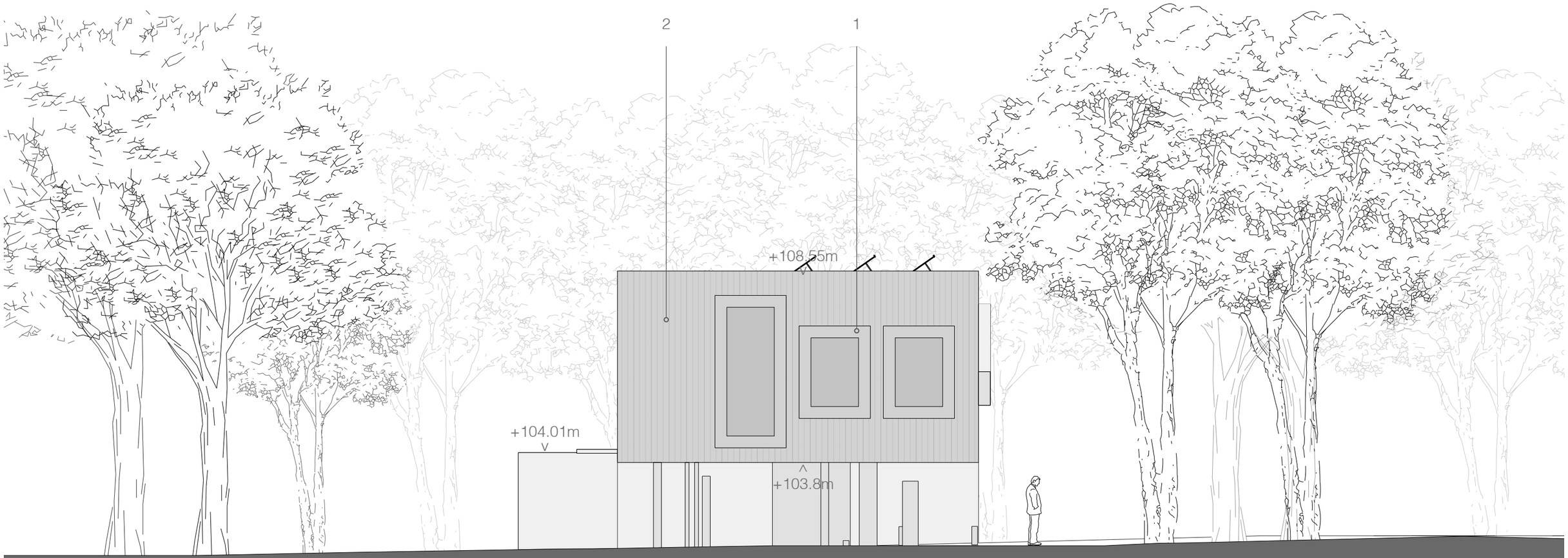
4.4.5 DWELLING 2 - EAST ELEVATION

PROPOSALS

SCALE - 1:100@A3

EWEN

Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY



MATERIALS KEY*

1 - Bronze Zlnc Cladding

2 - Dark Stained Timber Cladding

*Materials Approved under 18/00051/FUL

0m 10m 1:100

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SOUTH ELEVATION
PROPOSALS
SCALE - 1:100@A3
212_PN_P4_3419

EWEN

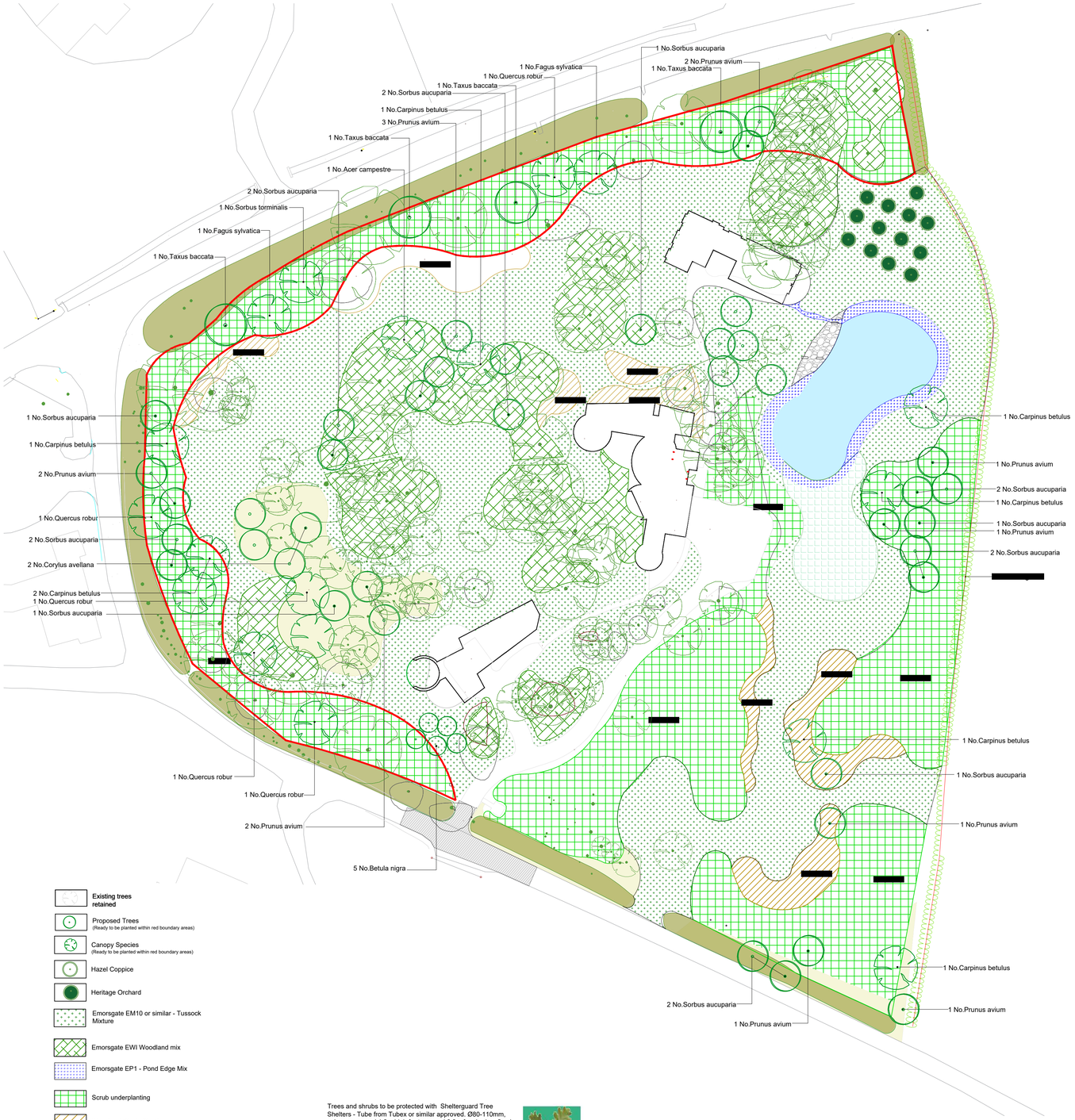
Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY

0m 5m 10m 1:100

hunterpage planning

DAVIESLANDSCAPE ARCHITECTS

HAWKES architecture



Existing trees retained

Proposed Trees
(Ready to be planted within red boundary areas)

Canopy Species
(Ready to be planted within red boundary areas)

Hazel Coppice

Heritage Orchard

Emorsgate EM10 or similar - Tussock Mixture

Emorsgate EW1 Woodland mix

Emorsgate EP1 - Pond Edge Mix

Scrub underplanting

Woodland Glade Planting

Emorsgate EG8 - Meadow grass mixture for wet soils

Proposed native hedge

Cotswolds 20mm Shingle laid at 60mm depth over geotextile membrane

Existing tree/shrub groups retained and enhanced

Woodland floor for natural recolonisation

Water

Trees and shrubs to be protected with Shelterguard Tree Shelters - Tube from Tubex or similar approved. Ø80-110mm, colour green and 1.2m high for trees and 0.9m for shrubs, fixed with a 35mm square timber stake and 2 ties.

Trees

Number	Species	Spec	Density
1	Acer campestre		Counted
5	Betula nigra	C :Multi-Stemmed 3 bole	Counted
8	Carpinus betulus		Counted
2	Corylus avellana		Counted
2	Fagus sylvatica		Counted
14	Prunus avium		Counted
5	Quercus robur		Counted
17	Sorbus aucuparia		Counted
1	Sorbus torminalis		Counted
4	Taxus baccata		Counted

Native Hedgerow - Planted on a 5 per lin m double rows

Number	Species	Spec	Height	Density	% Contribution
53	Acer campestre		60-90cm	5/m	5%
157	Corylus avellana		60-90cm	5/m	15%
469	Crataegus monogyna		60-90cm	5/m	45%
53	Ilex aquifolium		60-90cm	5/m	5%
53	Ligustrum vulgare		60-90cm	5/m	5%
105	Lonicera nitida		60-90cm	5/m	10%
105	Prunus spinosa		60-90cm	5/m	10%
53	Sambucus nigra		60-90cm	5/m	5%

Total :1048

Scrub Planting - Planted on a 1.5m grid in groups of 5-10

Number	Species	Height	Pot Size	Spec	% Contribution
76	Cornus sanguinea	60-90cm		BR	5%
645	Crataegus monogyna	60-90cm		BR	45%
76	Euonymus europaeus	60-90cm		BR	5%
76	Ilex aquifolium	60-90cm		BR	5%
147	Ligustrum vulgare	60-90cm		BR	10%
26	Lonicera periclymenum		10cm	BR	1.5%
219	Prunus spinosa	60-90cm		BR	15%
28	Quercus robur	40-60cm		BR	1.75%
39	Rosa canina	60-90cm	10cm	BR	2.5%
39	Sambucus nigra	60-90cm	10cm	BR	2.5%
28	Viburnum lantana	60-90cm		BR	1.75%
76	Viburnum opulus	60-90cm	10cm	BR	5%

Total :1475

Woodland Glade Planting*

Number	Species	Spec	Pot Size	Density	% Contribution
231	Asplenium scolopendrium		2L	1/m²	20%
231	dryopteris affinis		2L	1/m²	20%
118	dryopteris carthusiana		2L	1/m²	10%
231	Dryopteris dilatata		2L	1/m²	20%
231	Dryopteris filix-mas		2L	1/m²	20%
118	Polystichum setiferum		2L	1/m²	10%

Total :1160

* Woodland Glade planting is to include the following bulbs planted intermitter
Galanthus nivalis - Snowdrop
Narcissus pseudonarcissus - wild Daffodil
Allium ursinum - Wild Garlic
Anemone nemorosa - Wood Anemone

EM10 – TUSSOCK MIXTURE

Wild Flowers

	Latin name	Common name
0.5 %	Achillea millefolium	Yarrow
0.5 %	Agrimonia eupatoria	Agrimony
0.5 %	Arctium minus	Lesser Burdock
2 %	Centaurea nigra	Common Knapweed
2 %	Centaurea scabiosa	Greater Knapweed
2.5 %	Chaerophyllum temulum	Rough Chervil
2 %	Daucus carota	Wild Carrot
1 %	Dipsacus fullonum	Wild Teasel
0.2 %	Filipendula ulmaria	Meadowsweet
2.3 %	Galium album - (Galium mollugo)	Hedge Bedstraw
0.4 %	Geranium pratense	Meadow Crane's-bill
1 %	Knautia arvensis	Field Scabious
1 %	Leucanthemum vulgare	Oxeye Daisy - (Moon Daisy)
0.5 %	Pastinaca sativa	Wild Parsnip
0.1 %	Pimpinella major	Greater Burnet-saxifrage
1 %	Prunella vulgaris	Selfheal
1 %	Silene dioica	Red Campion
1 %	Torilis japonica	Upright Hedge-parsley
0.5 %	Vicia cracca	Tufted Vetch
20 %		

GRASSES

1 %	Alopecurus pratensis	Meadow Foxtail (w)
16 %	Cynosurus cristatus	Crested Dogstail
16 %	Dactylis glomerata	Cocksfoot
4 %	Deschampsia cespitosa	Tufted Hair-grass (w)
24 %	Festuca rubra	Strong-creeping Red-fescue
1 %	Holcus lanatus	Yorkshire Fog
10 %	Schedonorus arundinaceus - (Festuca arundinacea)	Tall Fescue (w)
8 %	Schedonorus pratensis (Festuca pratensis)	Meadow Fescue
80 %		

EG1 – MEADOW GRASS MIX FOR WET SOILS

Grasses

%	Latin name	Common name
12.5	Agrostis capillaris	Common Bent
3.75	Alopecurus pratensis	Meadow Foxtail (w)
3.75	Anthoxanthum odoratum	Sweet Vernal-grass (w)
3.75	Briza media	Quaking Grass (w)
32.5	Cynosurus cristatus	Crested Dogstail
2.5	Deschampsia cespitosa	Tufted Hair-grass (w)
35	Festuca rubra	Red Fescue
6.25	Schedonorus pratensis (Festuca pratensis)	Meadow Fescue
100		

EW1 – WOODLAND MIXTURE

Wildflower

	Latin name	Common name
0.7 %	Alliaria petiolata	Garlic Mustard
1 %	Allium ursinum	Ramsons
1 %	Anthriscus sylvestris	Cow Parsley
0.5 %	Arctium minus	Lesser Burdock
3.2 %	Chaerophyllum temulum	Rough Chervil
0.5 %	Digitalis purpurea	Foxglove
1.5 %	Filipendula ulmaria	Meadowsweet
1.5 %	Galium album - (Galium mollugo)	Hedge Bedstraw
1 %	Hyacinthoides non-scripta	Bluebell
3 %	Prunella vulgaris	Selfheal
5 %	Silene dioica	Red Campion
0.1 %	Teucrium scorodonia	Wood Sage
1 %	Torilis japonica	Upright Hedge-parsley
20 %		

Grasses

10 %	Agrostis capillaris	Common Bent
2 %	Anthoxanthum odoratum	Sweet Vernal-grass (w)
2 %	Brachypodium sylvaticum	False Brome (w)
25 %	Cynosurus cristatus	Crested Dogstail
1 %	Deschampsia cespitosa	Tufted Hair-grass (w)
28 %	Festuca rubra	Red Fescue
12 %	Poa nemoralis	Wood Meadow-grass
80 %		

EP1 – POND EDGE MIXTURE

%	Latin name	Common name
0.1	Althaea officinalis	Marsh-mallow
2.5	Barbarea vulgaris	Winter Cress
0.1	Caltha palustris	Marsh Marigold
2.3	Centaurea nigra	Common Knapweed
0.1	Dipsacus pilosus	Small Teasel
0.8	Eupatorium cannabinum	Hemp Agrimony
1.5	Filipendula ulmaria	Meadowsweet
5.5	Iris pseudacorus	Yellow Iris
1	Lycopus europaeus	Gypsywort
0.1	Lysimachia vulgaris	Yellow Loosestrife
0.7	Lythrum salicaria	Purple Loosestrife
2.4	Oenanthe pimpinelloides	Corky-fruited Water-dropwo
2.5	Prunella vulgaris	Selfheal
0.2	Pulicaria dysenterica	Common Fleabane
0.2	Thalictrum flavum	Common Meadow-rue
20		

Grasses

%	Latin name	Common name
10	Agrostis capillaris	Common Bent
3	Alopecurus pratensis	Meadow Foxtail (w)
3	Anthoxanthum odoratum	Sweet Vernal-grass (w)
3	Briza media	Quaking Grass (w)
26	Cynosurus cristatus	Crested Dogstail
2	Deschampsia cespitosa	Tufted Hair-grass (w)
28	Festuca rubra	Red Fescue
5	Festuca pratensis)	Meadow Fescue
80		

For Soft Planting refer to DLA.2088.L08.P01 Soft Planting Plan

N

0 5 10 25 50m

1:500

Mark	Date	Details	By
P01	21/02/2022	First Issue	HW

REVISIONS

Client:
Mr & Mrs Lennon-Smith

Project Title :
New Covert, Ewen

Scale : 1:500 — for the original size of : A1

Drawn by : HW | Checked by : MD | Passed by : MD | Date : 15.02.2022

Drawing Status :
Planning

Drawing Originator :
DAVIES LANDSCAPE ARCHITECTS
Suite F1, Stroud House, Russell Street, Stroud, Gloucestershire, GL5 3AN
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Drawing Title :
Woodland Planting Plan

Job No.	Drawing Project	Origin	Volume	Level	Type	Discip	Number	Revision
2055	DLA	DLA	-	-	-	L	02	P01

DO NOT SCALE FROM THIS DRAWING

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Planting Schedule

Shrubs

Number	Species	Height	Pot Size	Specification	Density
138	Buxus sempervirens	40-60cm	5L	C	0.2Ctr
1592	Carpinus betulus	100-125cm		BR	0.2Ctr
4	Cornus kousa				Counted
6	Skimmia japonica				1/m²
3	Viburnum lanata	125-150cm	10L		1/m²
2	Viburnum opulus				Counted

Herbaceous

Number	Species	Height	Pot Size	Density
75	Cardamine pratensis	15-20cm	9cm	6/m²
352	Epimedium x youngianum 'niveum'	15-20cm	9cm	6/m²
31	Euphorbia amygdaloides robbiae	20-30cm	2L	1/m²
10	Geranium sanguineum			1/m²
161	Helleborus argutifolius		3L	4/m²

Ferns

Number	Species	Pot Size	Density
37	Asplenium scolopendrium	2L	4/m²
5	Asplenium scolopendrium		1/m²
25	Dryopteris dilatata	2L	4/m²
239	Osmunda regalis	2L	4/m²
17	Polypodium vulgare	2L	4/m²
86	Polystichum aculeatum	2L	4/m²

Grasses

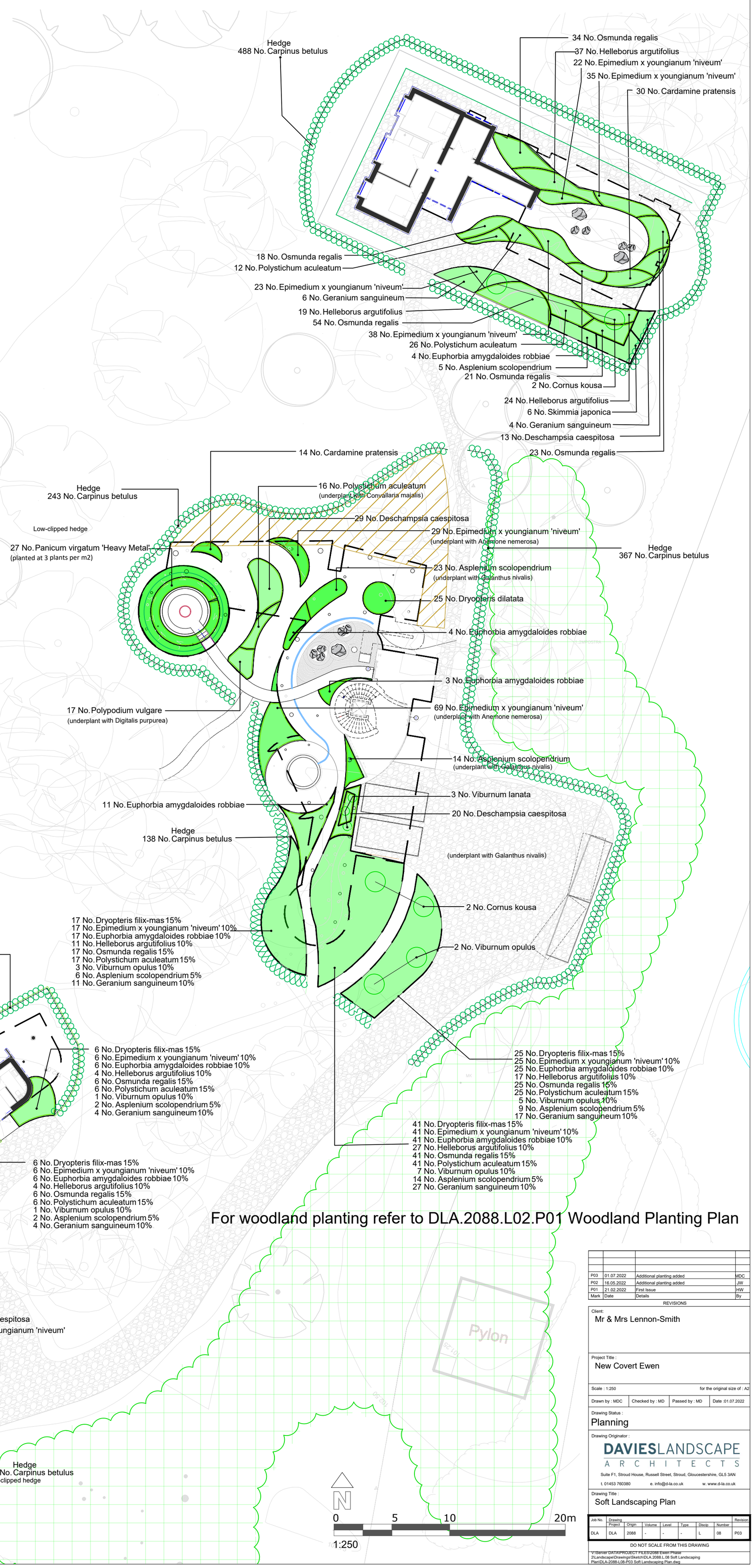
Number	Species	Pot Size	Density
105	Deschampsia caespitosa	9cm	3/m²
27	Panicum virgatum 'Heavy Metal'	3L	2/m²

Ferns and Grasses

Number	Species	Pot Size	Height	Density	% Contribution
33	Asplenium scolopendrium	2L		4/m²	5%
95	Dryopteris filix-mas	2L		4/m²	15%
95	Epimedium x youngianum 'niveum'	9cm	15-20cm	6/m²	10%
95	Euphorbia amygdaloides robbiae	9cm	20-30cm	6/m²	10%
63	Geranium sanguineum			4/m²	10%
63	Helleborus argutifolius	3L	20-30cm	4/m²	10%
95	Osmunda regalis	2L		4/m²	15%
95	Polystichum aculeatum	2L		4/m²	15%
17	Viburnum opulus	2L	60-80cm	1/m²	10%
Total :651					

Key

- Existing trees retained
- Planting areas
- Water
- Scrub Underplanting
- Woodland Glades



For woodland planting refer to DLA.2088.L02.P01 Woodland Planting Plan

Mark	Date	Details	By
P03	01.07.2022	Additional planting added	MDC
P02	16.05.2022	Additional planting added	JW
P01	21.02.2022	First Issue	HW

REVISIONS

Client:
Mr & Mrs Lennon-Smith

Project Title :
New Covert Ewen

Scale : 1:250 — for the original size of : A2

Drawn by : MDC | Checked by : MD | Passed by : MD | Date :01.07.2022

Drawing Status :
Planning

Drawing Originator :
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Drawing Title :
Soft Landscaping Plan

Job No.	Drawing							Revision
	Project	Origin	Volume	Level	Type	Discip	Number	
DLA	DLA	2088	-	-	-	L	08	P03

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