

On Instructions from

Planning /Design and Access Statement

for

An Outline Planning Application for the
erection of up to 8 dwellings (2 affordable)
and associated works

(All matters reserved save for access)

Stamages Lane, Painswick, GL6 6UX

BK Reference:

512251

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Contact Details

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1. INTRODUCTION

- 1.1 Bruton Knowles have been instructed by [REDACTED] to submit an Outline Planning Application for the erection of up to 8 dwellings (2 affordable) and associated development at Stamages Lane, Painswick. This report accompanies the Outline Planning Application.
- 1.2 The proposal includes an area of land which was granted permission for 1no. 4 bedroom dwelling (S.17/0792/OUT). This application established the access serving the site is adequate to facilitate a residential use, and Gloucestershire County Council has subsequently confirmed the access is suitable for the development in this application.
- 1.3 The proposal is a result of extensive pre-application discussions with Stroud District Council (SDC). Officers have been supportive of the principle of a residential scheme and have found that the scheme may be acceptable in terms of the amount of development, scale and layout (Appendix A).
- 1.4 The purpose of this statement is to provide information about the proposal and to assess it against the adopted development plan, national planning guidance, and all other relevant material considerations.
- 1.5 This Planning Statement has been submitted in support of the planning application and is intended to be read alongside the accompanying plans and documents. The following documents are submitted:
- Feasibility 1 Drawing (K913-11) and Site Plan produced by DJD Architects;
 - Preliminary Ecological Appraisal produced by Focus Ecology;
 - Transport Statement produced by RGP Consultants;
 - Heritage Statement produced by Bruton Knowles;
 - Landscape Visual Impact Appraisal produced by Potterton Associates Ltd;
 - Drainage Assessment produced by Simon Jones Parry.
 - Infiltration Testing by ASL

2. APPLICATION SITE AND RELEVANT BACKGROUND

- 2.1 The site is contained within the settlement boundary of Painswick which is located within the Cotswolds Area of Outstanding Natural Beauty.
- 2.2 Painswick is a tier 2 settlement in the 2018 Emerging Strategy, and a tier 3 settlement within the adopted local plan. Tier 2 settlements offer an excellent level of local services and facilities and are the main focus for proportionate housing growth.
- 2.3 The site is circa 0.8 hectares in size and is located near to the town's Conservation Area to the north of the site. The site is currently in agricultural use as pasture land and has a public footpath running through the site.
- 2.4 Outline planning permission has already been granted for one dwelling (S.17/0792/OUT) to the north west of the site.



Site outlined red and application no. S.17/0792/OUT boundary outlined in blue dot on aerial photograph (For indicative purposes only)

3. **DESIGN PRINCIPLES AND SOLUTIONS**

3.1 Use

3.2 The application development proposes a residential development within the settlement boundary of Painswick. 6 open market dwellings are proposed and 2 affordable dwellings (tenure to be determined at reserve matters).

3.3 Amount

3.4 Indicative plans submitted demonstrate up to 8 dwellings can be readily accommodated. Given the site is 0.8 hectares this represents a very low density to reflect the character of the surrounding dwellings.

3.5 Layout

3.6 The layout follows the character of the existing residential character which surrounds the site. The design and height of the dwellings are yet to be determined and will be considered at reserved matters. It is however expected that dwellings will reflect the surrounding properties in order to minimise any visual impacts to the setting.

3.7 Scale

3.8 6no. 5 bedroom and 2no 3 bedroom dwellings are proposed. Scale is reserved but the indicative layout illustrates a scheme of circa 1,366 sqm could be easily accommodated on site. At reserved matters the proposed scale will reflect the surrounding houses which vary between 2 and 2.5 storeys.

3.9 Landscaping

3.10 All hedgerows which surround the site are proposed to be retained. New planting which will be introduced is set out in the supporting Landscape Appraisal.

3.11 Appearance

3.12 It is expected that the appearance will reflect the Cotswold Stone Buildings which surround the site, however appearance and design will be secured at reserved matters.

3.13 Access

3.14 Access to the site will use the existing field access which Gloucestershire County Highways found adequate to facilitate a residential use under application no. S.17/0792/OUT. Subsequent discussions with the County Council confirmed the entrance is acceptable for a greater number of dwellings, and will be satisfactory for the 8 dwellings proposed in this application.

3.15 Adequate space for between two and four parking spaces can be provided for individual plots as illustrated on the indicative layout.

3.16 Ecology

3.17 An ecological appraisal has been undertaken by Focus Ecology Ltd and findings suggest that none of the trees within the hedgerow on site are considered to have suitable features for roosting bats. There are also no ponds on site meaning there is no presence of great crested newts.

3.18 It has been determined that an updated badger survey should be undertaken prior to the commencement of development. Appropriate mitigation measures have been included within this report

3.19 Drainage

3.20 A drainage strategy has been completed by Simon Jones-Parry and in summary surface water will be redirected to an existing surface water drain and foul sewage will be discharged to a Severn Trent Water Foul sewer via a foul manhole located on Knapp Lane. For further information please see this report.

3.21 Landscape

3.22 A landscape visual impact appraisal has been undertaken by Potterton Associates Ltd and findings have outlined that the visual harm on the surrounding landscape will not be substantial and that there will not be an unacceptable effect on the primary characteristics of the AONB.

3. RELEVANT PLANNING HISTORY

3.1 Relevant to this application is the following planning history since January 2000:

- S.17/0792/OUT: Four Bedroom Detached Dwelling- Approved- 5th September 2017.

4. PLANNING POLICY

4.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires:

'Applications for planning permission are to be determined in accordance with the Development Plan unless material considerations indicate otherwise.'

4.2 It is within this legal framework that the proposed development is submitted.

4.3 It is also useful to refer to a High Court decision, R v Rochdale Metropolitan Borough Council (2000), where the decision determined that a proposed development does not have to accord with every policy within a Development Plan:

4.4 *STROUD DISTRICT LOCAL PLAN 2015*

4.5 The Stroud District Local Plan was adopted in November 2015. The following Local Plan policies are considered relevant, and commentary is provided below.

4.6 HC1 - Meeting small-scale housing need within defined settlements is arguably the most relevant development plan policy. The below text demonstrates how bullet points 1-9 of the policy have been complied with.

1. The proposed housing is of a scale, density, layout and design that is compatible with the character, appearance and amenity of the part of the settlement and it is of an appropriate density, in terms of townscape, street scene and amenity.

2. Where appropriate, schemes should include a variety of dwelling types and sizes, which meet identified local needs. The indicative scheme includes a mix of both 3 and 5 bedroom dwellings. The type of housing will be secured at reserved matters.

3. On edge of settlement sites, the proposal would not appear as an intrusion into the countryside and would retain a sense of transition between the open countryside and the existing settlement's core. This has been maintained by ensuring that proposed dwellings are set back from the site's boundary and neighbouring properties.

4. The proposed development would not cause the loss of, or damage to, any designated open space which is important to the character of the settlement.

The site is not highlighted in the local plan as being of importance to open space.

5. The proposed development will not result in the loss of locally valued habitat which supports wildlife. The site has been found to be of low ecological significance, and a buffer is provided around the hedgerow to protect any habitat which may be of interest. Further information on this is provided in the accompanying Preliminary Ecological Appraisal.

6. Any natural or built features on the site that are worthy of retention are incorporated into the scheme. The proposed application makes best use of the sloping site providing housing in positions which will take advantage of far reaching views, whilst not compromising the amenity of surrounding residents.

7. Appropriate areas of private amenity spaces are provided for the occupiers of each dwelling in addition to an area of greenspace that is provided at the site's entrance. Adequate private amenity space is provided.

8. The AONB and the site's proximity to the Conservation Area are the only designated planning constraints, and the proposed development should not impact negatively on either by virtue of distance to the Conservation Area, and the sensitive layout proposed on the site.

9. The layout, access and parking are appropriate to the site and its surroundings. The submitted plans demonstrate the layout is appropriate to its surroundings.

4.7 CP1 - Presumption in favour of sustainable development. The proposed development will be located within the settlement boundary of Painswick which is a sustainable settlement with an excellent range of facilities. The proposed development will contribute to the three strands of sustainable development:

Economic- both through the construction and spend of future occupiers;

Social- much needed market and affordable housing will be provided in the right location;

Environmental- through the planting of new trees and hedgerow protection, together with the provision of gardens and landscaped areas.

- 4.8 CP3 - Settlement Hierarchy - Painswick is proposed as a tier 2 settlement in the emerging local plan review and is appropriate for residential development.
- 4.9 CP9 - Affordable housing - The proposed development will deliver 2 affordable dwellings in accordance with this policy.
- 4.10 CP14-High quality sustainable development- The accompanying plans demonstrate the site's location has the capacity to design a quality scheme, at reserved matters.
- 4.11 ES3- Maintaining quality of life within our environmental limits. This policy states permission will not be granted to any development which would be likely to lead to, or result in an unacceptable level of noise, dust, highways, or contamination. The application development will not cause an unacceptable level of harm to the above.
- 4.12 ES4 - Water resources, quality and flood risk. The site is not at risk of flood and will improve water surface run off as set out in the supporting drainage assessment.
- 4.13 ES6 - Providing for biodiversity and geodiversity, the application will not impact negatively on either. The site does not have any known benefits, and protection of the hedgerows will be made by retaining a 3m buffer.
- 4.14 ES7- Landscape Character - The proposal is bounded by existing residential uses in all directions and development of the site will be in keeping with the AONB and surrounding area. The location, materials and scale will complement the landscape's character and will be secured at reserved matters. For further information please see the supporting landscape visual impact assessment.
- 4.15 ES10 - Valuing our historic environment and assets. Surrounding heritage assets to the site will be protected and a description of their significance and contribution is set out in the supporting Heritage Statement. Primarily the site will not impact on heritage assets by virtue of proximity, intervening features and sympathetic design.
- 4.16 ES15 - Provision of outdoor play space is not applicable due to the site's size.

4.17 THE NATIONAL PLANNING POLICY FRAMEWORK

4.18 The revised NPPF was published 24th July 2018. The amended guidance reiterates the Government's commitment -'at the heart of the framework'- to a presumption in favour of sustainable development. The use of the application site which is within the settlement boundary of Painswick complies with the above presumption, and is fundamental to the planning application- despite being in the AONB which restricts the triggering of paragraph 11 of the NPPF as per footnote 6.

4.19 The NPPF provides a detailed description regarding what constitutes 'Sustainable Development' and breaks the definition into 3 parts, now referred to objectives rather than roles: social, environmental, and economic. The application proposal accords with all three elements.

-The economic objective will be fulfilled by the employment created during the construction phase of the development, but also by spending on goods and leisure by future occupiers of the housing.

-The social objective will be fulfilled by the provision of houses provided in the right location.

-The environmental objective is fulfilled by positive enhancements created through the provision of large private amenity spaces; additional tree planting around the site boundary and through the protection of adjacent heritage assets.

4.20 Paragraph 59 of the NPPF aims to significantly boost the supply of housing. The proposed development will help achieve this. The site has willing landowners and should be seen as readily deliverable.

4.21 Paragraph 189 of the NPPF underlines that "planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting". This has been completed within the accompanying Heritage Statement.

4.22 Paragraph 172 states great weight should be given to protecting AONBs. Whilst the site is within the settlement boundary great care has been taken to ensure the proposed layout assimilates into the surrounding landscape.

5. ISSUES OF SIGNIFICANCE

- 5.1 In considering the above information, the starting point for the determination of this application is that the proposal accords with the development plan. In this instance the proposed development is located within a sustainable settlement on land which does not have any restrictive designations. The principle of the proposed development complies fully with the adopted and emerging development plan.
- 5.2 The significant considerations of this proposal are: Heritage Assets, Neighbouring Properties, the AONB and Surrounding Landscape; Drainage, Ecology; and Transport:
- 5.3 Impact on the Setting of Heritage Assets
- 5.4 The proposed layout has been designed to reflect surrounding properties which generally provide significant dwellings in large plots.
- 5.5 Both the Conservation Area and the nearby Listed Buildings are not impacted upon due to distance from the site and the presence of buildings between the heritage assets the site.
- 5.6 Impact on Surrounding Neighbours
- 5.7 The site is not over-developed. At 0.8 hectares at a standard density of 30 dwellings per hectare, the site could in theory accommodate 24 dwellings. The sloping nature of the site will reduce any theoretic possibility, however 8 dwellings is still very low density.
- 5.8 Appropriate distances are provided between habitable rooms and there will be no over-looking which will result due to the proposed development.
- 5.9 The 3m ecology buffer, also increases the distance from adjoining neighbours ensuring that the amenity enjoyed by both existing and future occupiers will not be compromised.
- 5.10 Impacts to the AONB, and Surrounding Landscape
- 5.11 Findings from the landscape visual impact assessment have outlined that the visual harm on the surrounding landscape will not be substantial and that there will not be an unacceptable effect on the primary characteristics of the AONB.

5.12 Drainage

5.13 The accompanying drainage strategy sets out that foul and surface water drainage will be dealt with appropriately via an existing drain that will be diverted under the existing public footpath that runs through the site.

5.14 Ecology

5.15 The accompanying ecology report sets out that the only benefit which the site has is within the hedgerows, and as such a 3m buffer is proposed between the hedgerow and the curtilage of the dwellings. Additionally no presence of roosting bats and great crested newts have been found.

5.16 Transport

5.17 The visibility splays from the site have previously been found to be acceptable, and further discussion with Gloucestershire County Council has established the splays are adequate for the proposed development.

5.18 The vehicle movements generated by the proposed development will not impact on highway safety or the free flow of traffic on the highway network.

6. CONCLUSION

- 6.1 The application proposal is compliant with the adopted and emerging local plan and there are no material considerations which suggest that the application should be refused. The site is in a sustainable location for growth and the application development will boost the supply of housing in an appropriate location as required by national policy.

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