



STROUD DISTRICT COUNCIL

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[REDACTED] se
Olympus Park
Quedgeley
Gloucester
GL2 4NF

Case Officer [REDACTED]

Tel: [REDACTED]

Our Ref: 2018/0589/WIG

6 September 2018

VAT Registration No: 276092051

Dear [REDACTED]

Re: Pre-application advice

Address: Land Adjoining Howbeg, Stamages Lane, Painswick, Gloucestershire.

Proposal: Erection of upto 8 dwellings

I write subsequent to your recent enquiry concerning the above. Having given the matter due consideration I can offer the following advice:

Proposal

Erection of eight dwellings.

Planning Policy Guidance

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The adopted Stroud District Local Plan, November 2015 is the development plan for Stroud District. Due weight should be given to policies in this plan according to the degree of consistency with the National Planning Policy Framework (NPPF). The NPPF is a material consideration in planning decisions. The NPPF was published on 27 March 2012.

Full details of the NPPF is available to view at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

For the full content of the Stroud District Local Plan policies above together with the preamble text and associated supplementary planning documents are available to view on the Councils website

http://www.stroud.gov.uk/info/plan_strat/newlocalplan/PLAIN_TEXT_Local%20Plan_Adopted_November_2015.pdf

Local Plan policies considered for this application include:

- CP1 - Presumption in favour of sustainable development.
- CP2 - Strategic growth and development locations
- CP3 - Settlement Hierarchy.
- CP8 - New housing development
- CP9 - Affordable housing.
- CP14 - High quality sustainable development.

HC1 - Meeting small scale housing need within defined settlements
ES3 - Maintaining quality of life within our environmental limits.
ES4 - Water resources, quality and flood risk
ES7 - Landscape character
ES6 - Providing for biodiversity and geodiversity
ES10 - Valuing our historic environment and assets
ES12 - Better design of places.
ES15 - Provision of outdoor play space.

For the full content of the Stroud District Local Plan policies above together with the preamble text and associated supplementary planning documents are available to view on the Councils website www.stroud.gov.uk/localplan

The proposal would also be considered against the guidance laid out in:

Residential Design Guide SPG (2000)
Stroud District Landscape Assessment SPG (2000)
Planning Obligations SPD (2017)

Appraisal

The application site comprises a field sandwiched between residential dwellings and within walking distance of the town centre. The site is on sloping ground and screened from the road by mature hedgerow planting. The site is located within the settlement limits, Cotswold Area of Outstanding Natural Beauty and Painswick footpath 162 runs along the southern boundary of the site.

The site lies within the defined settlement boundary of Painswick, a Third Tier Settlement, where there is a presumption in favour of development subject to design and amenity considerations and to a satisfactory means of access being provided. In addition, consideration regarding landscape impact, ecological issues, affordable housing, archaeology and heritage and obligations will be considered.

The proposed new housing may be acceptable in terms of the amount of development, scale and layout. However, as previously advised, the design, detailing and materials will need to be carefully considered in order for them to conform to the historic character of the area and to be sympathetic within the AONB landscape. Furthermore, special attention must be paid to the desirability of preserving or enhancing the character and appearance of the area. It also has to be remembered that the built environment derives its character as much from the spaces between and around the buildings as it does from the buildings themselves.

An assessment of the impact on neighbouring amenities would be made as part of the site visit should an application be submitted. Consideration would be given to the design and siting of the proposed dwellings to ensure the development would not result in any significant loss of light, privacy or have an unacceptable overbearing effect on neighbouring occupiers.

Gloucestershire County Council, as Local Highway Authority, would not ordinarily make representations on a scheme of this size. The application would be assessed against the requirements as set out in their Standing Advice contained within Appendix C in the Manual for Gloucestershire Streets. A copy can be found online at: <http://www.gloucestershire.gov.uk/mfags>.

We would however recommend that you consultant / liaise directly with Gloucestershire County Council Highways (tel - 01452 [REDACTED] to ensure a satisfactory arrangement is provided given the narrow access to the site via Stamages Lane.

As discussed with you, the proposed development may attract further affordable housing contributions, it is therefore recommended that you contact [REDACTED] on [REDACTED] to discuss in more detail.

If you did intend to submit an application, the development would be liable to a Community Infrastructure Levy. Further information about the Council's CIL can be found at: <https://www.stroud.gov.uk/environment/planning-and-buildingcontrol/community-infrastructure-levy> or by contacting [REDACTED] on [REDACTED].

In summary whilst the principle of residential development on this plot could be considered acceptable, it must be demonstrated that a satisfactory means of access can be achieved, the development would be sympathetic to the landscape, the proposal would not harm the adjacent Conservation Area or surrounding properties amenity.

This information is given on the basis of office based research only. The officer has not visited the site and it is possible that additional concerns could be raised during the course of an application should an application be submitted.

As with all planning proposals, should an application be necessary or not it is important that you discuss your proposals openly with neighbours and those directly affected. It is also important that you involve your local town or parish council, many of whom would appreciate you briefing them on your proposals.

In closing, may I confirm that the above is merely the opinion of an officer of the Council and does not constitute a formal determination under the Town and Country Planning Act 1990 and/or the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours sincerely,

[REDACTED]

Senior Planner - North Team