

20<sup>th</sup> June 2016

Deborah Smith  
Planning Department  
Cotswold District Council  
Trinity Road  
Cirencester  
Gloucestershire  
GL7 1PX

Dear Deborah

**Land north of Collin Lane, Willersey, Gloucestershire**

**Approval for Reserved Matters – Residential development of up to 50 dwellings under outline planning permission reference 14/05636/OUT**

Please find enclosed details relating to the approval of reserved matters pursuant to outline planning permission 14/05636/OUT. This Justification Letter should be read in conjunction with the submitted plans and documents, including the Design Statement which provides specific detail on the design approach to the scheme.

This application deals principally with condition 3 of the outline planning permission which states:

*Details of the Layout, Scale, Appearance and Landscaping (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development on land to which the reserved matters relate begins and the development shall be carried out as approved.*

This letter will deal with each separate element of the condition in turn.

From the outset, and including the indicative layout and designs submitted at outline stage, the proposed development has been designed with regard to policy 42 (Cotswold Design Code) of the Local Plan which states that *Development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship.*

## Layout

The proposed layout is very similar to the illustrative layout submitted as part of the outline permission. It therefore represents an entirely appropriate form that utilises the site to its potential whilst maintaining an open and spacious appearance with ample green space and an 'open space corridor' along the eastern boundary.

Vistas and focal points throughout the development will create a genuine sense of place. Individual dwellings front onto the highway and open space areas to ensure a proper degree of natural surveillance and a safe and secure living environment. Separation distances between habitable room windows are what one would expect to find in any development of this nature, again to provide a good quality environment for future residents.

The spacing between each dwelling means the development does not appear cramped in anyway. The relatively low density is very much in keeping with the character of the predominant form of existing development in the immediate area.

The layout includes two footpaths which connect to the existing adjacent open space, assisting with the permeability and sustainability of the scheme. In addition, existing access to the field to the north will be maintained and a maintenance access provided from Collin Lane.

Parking and maneuvering arrangements are as per the outline scheme, with ample provision for the number of units sought and safe access created throughout the site.

Pre-application advice received from Cotswold District Council on 23 October 2015 was responded to positively and where appropriate and necessary has resulted in a number of amendments to the design to accommodate CDC comments. Such as:

- The removal of some specific house types and amendments to those retained, all of which were welcomed by the applicant upon review
- The re-design of the south west corner arrangement to provide lower density, greater spacing between dwellings and a robust landscape buffer to mitigate any potential visual impact
- Provide a stronger built form and greater focal point upon entrance into the site

Further supporting information relating to biodiversity, surface water and highway safety and access has also been provided as requested, along with updated ecology and arboricultural reports to reflect the design changes.

## Scale

The scale of the development has been logically directed by the scale of surrounding built forms. Detached, semi-detached and terraced properties consisting of bungalows, 1.5 and 2 storey homes are proposed. This scale is typical of that found in the vicinity and is completely appropriate for the context.

## Appearance

A variety of dwelling types are proposed to reflect the range of the styles found within the village, where a broad mix does exist. In total 14 different house types are suggested providing genuine diversity through the site.

The expectations of the Cotswold Design Code has been respected in so far as it suggests that "*as a general principle, the design of new buildings should be simple, avoiding over-fussy detailing*". The palette of materials and finishes have also been taken from examples in the surrounding area, with these being as follows:

- roughcast render
- reconstituted stone
- brick
- reconstituted stone tile
- slate
- clay tile

These materials will ensure the development harmonises with the existing townscape and landscape. The warm colours so often found in Cotswold villages are entirely correct for this site, and reflect the quality with which the applicant has completed other developments in similar locations throughout the District.

## Landscaping

The landscaping has been carefully considered in line with policy 45 of the Local Plan. This states:

- 1. High standards of appropriate landscaping will be required in all developments.*
- 2. Any attractive, existing landscape features, such as trees, hedgerows, walls (especially dry-stone), ponds, streams, and other wildlife habitats should be retained and integrated into all landscaping schemes.*
- 3. Any proposals for landscaping, particularly windbreaks, tree belts, screen planting or bunding, shall not significantly adversely affect views of the wider landscape from public vantage points.*
- 4. Where a development site contains, or is bounded by, Cotswold dry-stone or other walls, whatever their condition, every effort should be made to protect and repair them, re-using local stone wherever possible, as part of the development proposal.*
- 5. In locations where Cotswold dry-stone walls are characteristic, especially within Conservation Areas and the Cotswolds Area of Outstanding Natural Beauty, new dry-stone walls, of an appropriate type, height and style, may be required for the boundaries and means of enclosure for new development, especially where boundaries are adjacent to highways, public footpaths or in prominent locations, re-using local stone wherever possible.*

There are existing hedgerows bounding the site that will be retained and incorporated into the proposed development, with enhanced management to better ensure the long term value of these features. Additional planting with appropriate species along the edges of the site will be carried out where necessary. The line of existing Willow trees to the east of the site will also be retained to assist in the subtle integration of the development within the landscape, making best use of existing features and resources worthy of retention that the site has to offer.

New planting is proposed to the boundaries of the site helping to soften any possible wider views of the scheme.

The site is in an area of the settlement where dry-stone walls are not prevalent. It is therefore considered that such a form of boundary enclosure would not be appropriate in this instance.

### Affordable Housing

Affordable housing is provided in accordance with the housing officer's requirements and the section 106 agreement, further details of which can be found within the Design Statement and the relevant site layout plan.

### Conclusion

The above, together with the other documents provided as part of this submission, demonstrate that the information provided for the Council's approval of reserved matters is entirely acceptable in all respects.

I therefore trust that this application will result in a favourable decision in due course. Please contact me if you require any further information at any stage, or have any queries about any of the information submitted so that we may attend to that as necessary within the application timeframe.

For reference, a full list of plans and documents accompanies this application. Due to the file size of the some of the documents all the plans and documents have been submitted to the Council on a CD, accompanied by the application fee of £19,250.00.

Yours sincerely

**Simon Firkins MRTPI**