

## **Application for five dwellings off Park Road, Blockley. 17/00174/OUT**

Comments were submitted at 10:40 AM on 01 Mar 2017 from Mrs Alexia Monroe.

### **Application Summary**

**Address:** Land Parcel Off Of Park Road Park Road Blockley  
Gloucestershire

**Proposal:** Outline application for up to 5 new dwellings

**Case Officer:** Joe Seymour

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### **Customer Details**

**Name:** Mrs Alexia Monroe

**Email:** [blockleypclerk@btinternet.com](mailto:blockleypclerk@btinternet.com)

**Address:** Clerk to Blockley Parish Council Redesdale House  
Bourton on the Hill

### **Comments Details**

**Commenter Type:** Objection Comments

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Highway access and parking
- Impact on Conservation Area
- Other
- Over development
- Privacy light and noise

**Comments:** Blockley Parish Council objects to the application outlined below.

1. The application concerns 1.31 hectares (3.3 acres) of the site covered by the application made by the same agent (16/01925/OUT) which was refused.

2. The same objections to the previous application hold true for the present one. We will send a copy of our objection to 16/01925/OUT and request that this be read as relevant to our views on application 17/00174/OUT. This will be sent separately on another comments page.

3. SHLAA

The site was deemed to be unsuitable for development by CDC

4. Housing Need.

Evidence provided in the Blockley Housing Needs Survey that formed part of the Parish Plan 2010, which was updated in survey carried out in December 2014/January 2015, showed that there was no urgent housing need.

13% of the respondents (of the 149 households that took part) stated a housing need, of which 58% wished to move to a smaller property. In light of this the developer will not be able to demonstrate how the proposed housing provision will meet local demand.

#### 5. Total Housing Numbers.

The application's interpretation of the figures in new homes required by Cotswold District Council (CDC) compared to those already granted permission is misleading. The provision of the new homes required is during the plan period to 2031. To consider the present number of planning permissions granted for new homes constitutes a shortfall could only be valid if no further planning permissions were granted until that date.

#### 6. Highways and Traffic.

Park Road is in the main made up of terraced houses fronting directly onto the footpath and without designated parking. The consequence of this is that Park Road is in effect a single carriageway wide.

It is appreciated that the proposal incorporates off road parking for 12 cars, however the additional traffic movements which will result on a road that, particularly at peak times, is already severely congested is a serious concern. The fact that the proposed access to the site is adjacent to the School and St George's Hall, where the worst of the congestion occurs only adds to that concern.

#### 7. Area of Outstanding Natural Beauty and Conservation Area.

The site lies within the AONB which provides it with the highest status of protection in relation to landscape and scenic beauty. The National Planning Policy Framework states that great weight should be given to conserving landscape and scenic beauty. Further the site is adjacent to the Conservation Area.

In the refusal to 16/01925/OUT both the harm that would be caused to the AONB and the CA were cited as reasons. Though the site is smaller it is on the same land and these designations still apply. We contend that the harm that would be caused by the development would be substantial to both the CA and AONB. To exacerbate the issue the site is on rising ground and consequently the houses would be obtrusive and be detrimental to the setting of the village.

#### 8. Development Boundary

The site sits outside the development boundary and therefore the application does not accord with the

emerging Local Plan. We don't believe that the proposal will relate well to the existing development and doesn't help to meet any social or economic needs. Accordingly, there is no case to allow the development given its proposed location.

9. The Parish Council (informed by the Parish wide survey carried out in 2015) is in principle supportive of small scale 'organic' growth. An application for five houses (even 4+ bedroomed ones) could arguably fall into this category. However, we have serious reservations that the consent being sought is for outline only with all other matters reserved for later determination. It is appreciated that a significant part of the 1.31 ha (3.3 acres) site is presently marked for use other than residential but, should consent be granted, the detailed planning application could vary considerably from the present format. The lack of specifics in the application and the size of the site have reinforced our decision to object.

It is also the Parish Council's concern that once this precedent has been set then further development of 'Colonel's Piece' will follow, which we have already evidenced in the response to the previous application is against the community's view of acceptable housing development.