
GREENSLEEVES, STANTON HARCOURT – APPLICANT’S STATEMENT TO BE READ AT LOWLANDS AREA SUB-COMMITTEE, 13TH NOVEMBER 2017 **APPLICATION 17/01247/FUL**

Thank you.

We hope you will agree that our scheme is well thought through. It proposes 3 new, high-quality houses of good-size – well-planned for families, each with a generous garden, and the whole scheme having plenty of room for boundary planting and screening.

To be built of coarsed stone, in broadly traditional style, with tiled, pitched roofs – the houses are like many found throughout the village. Windows can be of traditional design and in timber, if preferred.

The **Parish Council is very largely in favour of the proposals**. One of the two major housing schemes recently granted, at Butts Piece, sits right alongside Greensleeves and wraps around the property, with a new road, roadside shop and landscape planting to sit broadly parallel to the existing driveway at Greensleeves.

Our scheme offers to present the front area of the family’s landholding (that is all of the land on the either side of the small brook) as an **attractive meadow-style open area** (save for a few specimen trees), maintained by animal grazing – and to be cared for by way of a **landscape management plan**, secured by planning condition, as appropriate.

The Greensleeves hedgerow boundary as it encloses the open part of the site would be cut lower, as described in the detailed Landscape Report for our application; affording, once again, longer-distance views (now largely lost and non-existent) across the site and from various points in the conservation area. This viewing corridor is described as “important” in the adopted CA Statement for the village. Our plans bring about these views, once again.

The existing landscape screening around the house plots would be beefed up, including by widening the embankment on **the applicant’s side** (as opposed to the County Highways’ side),

enabling new and supplemental tree and shrub planting south of the existing hedge, which would itself be restored and improved where gapping exists – all helping to much improve *species mix and biodiversity*.)

The **landscape management plan** that I mentioned earlier would ensure protection and maintenance of the landscape and boundaries over the long term.

Finally, since your last meeting, we've re-sited Houses 1 and 2 – pulling them an additional two-and-a-half metres farther from the Main Road boundary, lessening the visual impact of the development. Members will have seen from last week's visit that houses 1 and 2 lie some 20 to 30 metres away from the nearside pavement edge, on the far side of the main road. House no.3 is tucked away, much farther still.

Thank you for your time. We sincerely hope you will chose to take a *contrary position* to that set out and recommended in the Officer's report, by **granting planning permission** today.



- Thank you for giving me the opportunity to address the Planning Committee.
- My name is Jon Westerman. I am a Director at Edgars Limited and I am speaking on behalf of the applicants Empire Homes.
- The application seeks outline planning permission for the erection of up to 41 dwellings.
- The application site is in part a brownfield site.
- The residential redevelopment of the site will allow for the relocation and expansion of the existing business within an appropriate commercial unit elsewhere within Carterton.
- This application was submitted following the withdrawal of the previous planning application.
- During the consideration of the previous planning application there was a degree of support from members of this planning committee – subject to the technical issues being addressed.
- The revised planning application is now supported by robust technical evidence which fully addresses the concerns raised by technical consultees during the consideration of the previous application.
- With the exception of Landscape Impact, there are no objections to this application.
- A **Transport Statement** has been submitted in support of the application – **no objections** have been received from OCC as highway authority.
- In terms of **contamination and land stability**, a Desk Study and Ground Investigation Report has been submitted in support of the application – **no objections** have been raised by either the **Environment Agency** or your **pollution control officers**.
- In terms of **land stability**, the report concludes that the proposed development would **not place any loads on potentially unstable soils**.
- Your officer report **confirms** that this matter can be dealt with by way of condition
- In terms of **ecology**, a Phase 1 Habitat Survey and Badger Survey has been submitted in support of the application.

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- The Landscape and Ecology Management Plan details a number of protection and enhancement measures covering Shill Brook, the adjacent Local Wildlife Site and Conservation Target Area.
- **No objections** have been raised by your biodiversity officer.
- The only outstanding matter, relates to **Landscape Impact**.
- Recognising the sites location on the periphery of Carterton, Empire Homes have adopted a landscape led approach to this development.
- Clews Landscape Architecture have prepared a Landscape and Visual Impact Assessment.
- This has concluded that the development would only have a **minor negative impact** of **moderate significance**, and that this impact would lessen over time as the landscaping matures.
- Whilst your officers have concluded that the proposed development would result in visual and landscape harm – there is no technical justification to support this suggested refusal reason - this refusal reason is not supported by an LVIA and no comments have been received from your landscape officer.
- Having regard to para 14 of the NPPF, the benefits of this proposal include:
 - The **timely delivery** of **41 new homes**;
 - The provision of **35% on site affordable housing**;
 - A **diverse housing mix** including flats and family homes;
 - The provision of **local construction jobs**;
 - The opportunity to release **50% of the site as open space**;

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- Unlocking the opportunity to provide the '**green links**' promoted in the Carterton Masterplan;
- **The enhancement of local biodiversity;** and
- The creation of a **softer landscaped buffer.**
- Having regard to para 14 of the NPPF it has been demonstrated that these benefits are not significantly and demonstrably outweighed by the limited landscape harm, identified in the submitted LVIA.
- Thank you for listening and I hope you are able to support this application.

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