

Democratic Services



**TO EACH MEMBER OF THE
PLANNING COMMITTEE**

14 April 2022

Dear Councillor

PLANNING COMMITTEE- TUESDAY 19 APRIL 2022

Further to the Agenda and papers for the above meeting, previously circulated, please find attached the Additional Representations Sheet.

Should you have any queries regarding the above please contact Democratic Services on
Tel: 01684 272021

Yours sincerely

Head of Democratic Services



ADDITIONAL REPRESENTATIONS SHEET

Date: 19 April 2022

The following is a list of the additional representations received since the Planning Committee Agenda was published and includes background papers received up to and including the last working day before the meeting.

A general indication of the content is given but it may be necessary to elaborate at the meeting.

Item No	
5a	<p data-bbox="284 640 475 674">21/00976/OUT</p> <p data-bbox="284 705 976 739">Land Off Brook Lane , Twigworth/Down Hatherley</p> <p data-bbox="284 770 485 804">Officer Update</p> <p data-bbox="284 835 1326 1003">Since drafting the updated Committee report, new information has come to light regarding the applicant's position on the required contribution towards education provision and the proposed affordable housing tenure. Given the context of the current appeal, the change in position on the education provision and affordable housing tenure must be taken into account.</p> <p data-bbox="284 1034 568 1068">Education Provision</p> <p data-bbox="284 1099 1353 1603">In terms of the contribution towards education provision, Paragraph 7.87 of the recently published Committee report sets out that the applicant has agreed on a "without prejudice basis" to enter into an agreement with Gloucestershire County Council to secure the contributions requested by the Local Education Authority (LEA) towards education provision; these are a contribution of £545,300 towards primary school transport and a contribution of £525,286.40 towards increasing the capacity of secondary school places. However, when the applicant confirmed their agreement to pay the education contributions this was on a "without prejudice basis" and the applicant emphasised that in an appeal scenario they would be starting from the position that no contributions at all can be justified. As such, the appellant's Pre-Inquiry Statement of Case clarifies that the applicant considers the contribution sought by the LEA towards education provision are not compliant with the regulations or relevant guidance in numerous regards and that the contribution is not necessary to make the development acceptable in planning terms, or fairly and reasonably related in scale.</p> <p data-bbox="284 1635 1337 1906">Everyone living and working in the JCS area should have access to facilities that meet their everyday needs. Essential social and community infrastructure includes, amongst other things, schools. As such, the Council will seek to secure appropriate infrastructure, which is necessary, directly related, and fairly and reasonably related to the scale and kind of the development proposal. The LEA has assessed the impact of the development proposal using up to date evidence, information, forecasts and data. Those assessments have resulted in the request for the contributions towards education provision mentioned above.</p> <p data-bbox="284 1937 1358 2067">Officers consider the contributions requested by the LEA would meet the CIL tests, being directly related, necessary and fair and reasonable. Given the applicant now contests the need for the contribution the appeal proposal advanced would fail to provide for education facilities, which would be contrary to Policies</p>

INF4, INF6 and INF7 of the JCS.

Affordable Housing Tenure

In terms of the proposed affordable housing tenure, as set out in Paragraph 7.55 of the published Committee report, following continued negotiations during the application process, the applicant agreed to provide the tenure and mix as requested by the Council's Housing Strategy and Enabling Officer. The agreed mix was 70% of the affordable units would be social rented and 30% would be affordable housing for sale (shared ownership). However, when the applicant confirmed their agreement to this tenure mix, it was again on a 'without prejudice basis'.

Based on the information contained within the appellant's Pre-Inquiry Statement of Case, the applicant considers both social rented and affordable rented should be provided whereas the Council's Housing Strategy and Enabling Officer seeks entirely social rented units. As such, the type of rented units to be secured is a matter now in dispute. The requirement for entirely social rented units is based on the latest evidence of need available (Local Housing Needs Assessment (2020) (LHNA)) and indicates that a far greater need exists for social rented units. Policy SD11 of the JCS and emerging Policy RES13 of the Main Modifications Tewkesbury Borough Plan (MMTBP) require an appropriate mix of dwelling sizes, types and tenures in order to contribute to mixed and balanced communities and a balanced housing market. Development should address the needs of the local area, as set out in the local housing evidence base including the most up to date Strategic Housing Market Assessment (SHMA). Given the LHNA provides an up-to-date indication of the current tenure needs, Officers consider that the tenure mix proposed by the applicant would not secure the mixed and balanced community or would it satisfactorily meet the needs of the local area, sought by Policy SD11 of the JCS and Policy RES13 of the MMTBP.

Planning Obligations

Further to the above, there is also no signed agreement in place to secure the planning obligations outlined in Paragraph 7.93 of the Committee report.

Revised Recommendation

Given the change in the applicant's position on education provision and the affordable housing tenure mix, a new balancing exercise needs to be carried out.

Section 38(6) of the Town and Country Planning Act 1990 provides that, if regard is to be had to the development plan, the determination must be made in accordance with the development plan unless other material circumstances indicate otherwise. Section 70(2) of the Act provides that the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.

The application site forms part of the wider Strategic Allocation in the JCS at Innsworth and Twigworth. The site itself is identified as an area for 'Housing and Related Infrastructure' on the Indicative Site Layout Proposals Map A1. Therefore, housing development in this location is considered acceptable.

On the basis the Council cannot at this time demonstrate a five year supply of deliverable housing land, the Council's policies for the supply of housing are out of date. In accordance with Paragraph 11 of the NPPF, the presumption in favour of sustainable development indicates that permission should be granted unless policies for protecting areas of assets of particular importance in the NPPF provide

a clear reason for refusing the development proposed, or any adverse impacts of permitting the development would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole. There are no clear reasons for refusal arising from NPPF policies for the protection of areas or assets of particular importance in this case and therefore, it is clear that the decision-making process for the determination of this application is to assess whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits.

Benefits

The development would contribute towards the supply of housing, both market and affordable, to help meet the objectively assessed need in the Borough over the plan period in an area where the principle of housing development is considered acceptable. This is of particular relevance given the fact that the Council cannot currently demonstrate a deliverable supply of housing and therefore weighs significantly in favour of the application.

Moderate weight is given to the economic benefits that would arise from the proposal both during and post construction, including the economic benefits arising from additional residents supporting local businesses.

Harms

As previously reported, the proposed development would result in the loss of 3.9 hectares of either Grade 2 and Subgrade 3a land, which is deemed to be the 'best and most versatile land'. Nevertheless, it should be noted that the application site has been allocated for development and therefore its loss as agricultural land has already been established.

There would also be some harm to the landscape by reason of encroachment into the agricultural land. However, given the site's location in terms of the existing site context and given the location of the site within the wider Strategic Allocation and the potential to further minimise harm through sensitive design at reserved matters stage, it is not considered that the harm would be significant.

In addition, the proposal would not adequately provide for education facilities or provide a mixed and balanced community which would satisfactorily meet the needs of the local area.

Further, in the absence of a completed planning obligation, there are no arrangements for the direct implementation or financial contribution towards the provision of affordable housing, infrastructure and services required as a consequence of the proposed development.

Neutral

It has been established through the submission documents and through the carrying out of two independent reviews (Highways and SUDS) that, subject to securing satisfactory measures as part of any future reserved matters, the imposition of appropriate planning conditions and planning obligations, the development would not give rise to unacceptable impacts in relation to highway safety, flood risk and drainage, design and layout, ecology, residential amenity, the historic environment or any noise or odour pollution.

Overall Conclusion

Taking account of all the material considerations and the weight to be attributed to

	<p>each one, it is considered that the identified harms in relation to the failure to provide adequate provision towards education facilities, the failure to provide a mixed and balanced community to meet the needs of the local area and as there are no arrangements in place for the direct implementation or financial contribution towards the provision of affordable housing, infrastructure and services required as a consequence of the proposed development would significantly and demonstrably outweigh the benefits in the overall planning balance.</p> <p>In view of the foregoing report and in the context of the current appeal, Members are required to consider a recommendation of MINDED TO REFUSE which, along with this report, will be submitted to the Planning Inspectorate to inform the Appeal.</p> <p>Putative Refusal Reasons</p> <p>1. The proposed development would not adequately provide for education facilities contrary to Policies INF4, INF6 and INF7 of the JCS and the NPPF of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031 (December 2017) and the National Planning Policy Framework.</p> <p>2. The proposed development would not secure a mixed and balanced community or would it satisfactorily meet the needs of the local area. Accordingly, this would be contrary to Policies SD11 and SD12 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031 (December 2017), emerging Policy RES12 and RES13 of the Main Modifications Tewkesbury Borough Plan (2022) and the National Planning Policy Framework.</p> <p>3. In the absence of a completed planning obligation, there are no arrangements for the direct implementation or financial contribution towards education and library, affordable housing, recycling and waste bin facilities, a Travel Plan, highway infrastructure improvements and the provision of a LEAP on-site, all of which are required as a consequence of the proposed development. This is contrary to Policies SD12, IN4, INF6 and INF7 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 and emerging Policies RES12 and RCN1 of the Main Modifications Tewkesbury Borough Plan 2011-2031.</p>
5b	<p>21/00291/OUT</p> <p>Part Parcel 0025, Hillend, Twyning</p> <p>Amendments to Committee report</p> <p>Paragraph 1.2 should read; 'The planning status of the site is considered to be agricultural, however, a large number of trees were planted circa 10 years ago.'</p> <p>Additional Representations</p> <p>Since publication of the Committee report two further representations from local residents objecting to the proposal have been received. Both relate to the foul drainage situation and no new material considerations have been introduced.</p> <p>Additional Information</p> <p>Since publication of the Committee report, the applicant has submitted additional information to Tewkesbury Borough Council. This is a Landscape Management Plan which includes a Landscape Framework Plan, together with a number of</p>

	<p>long-term landscape, nature conservation and community enhancement measures.</p> <p>This document has been uploaded on to the public access system prior to Planning Committee, please also see the document attached in full.</p> <p><i>Review of additional information</i></p> <p>The received Landscape Management Plan has subsequently been sent to the Landscape Consultant for comment. The Landscape Consultant advises that the submitted information is a useful statement of intent from the applicants, however, much more in depth information should be provided at an early stage of reserved matters, should the application be granted permission.</p> <p><i>Conclusion on additional information submission</i></p> <p>There is no change to the Officer report in light of this additional information and it is recommended that the Planning Committee RESOLVE to Minded to Permit, subject to the appellant submitting to the Planning Inspectorate in the course of the appeal the appropriate S106 Legal agreements to secure the necessary planning obligations identified.</p> <p>Officer Update</p> <p><u>Update on All Other Outstanding Matters</u></p> <p>At the time of writing the Committee report there was planning obligation information outstanding, namely the Green Infrastructure, Sports and Play Provision. This information has still not yet been received, however, would be required for part of the S106 agreement should Members be Minded to Permit as per the Officer recommendation.</p>
<p>5c</p>	<p>21/01554/FUL</p> <p>Manor Farm Buildings, Alstone, Tewkesbury</p> <p>A set of revised drawings have been received which are attached. In principle they appear to address the main points raised and minor details are still being discussed.</p> <p>The recommendation remains as set out in the Committee report.</p>
<p>5e</p>	<p>21/00133/APP</p> <p>Land North Of Innsworth Lane, Innsworth,</p> <p>The recommendation for planning application 21/00133/APP is amended to APPROVE to potentially allow for amendments to proposed condition 3 which the planning authority is seeking to agree with the applicant and the County Highways Authority.</p> <p>Condition 3 as currently drafted requires each dwelling to be fitted with an Electric Vehicle Charging Point (EVCP) that complies with a technical charging performance specification as agreed with the planning authority. Discussions are ongoing about the required technical specification and how EVCPs should be provided for those parts of the development with unallocated parking i.e. in the</p>

	flats/apartments and whether shared EVCPs can be provided to serve these dwellings. The revised recommendation will allow for continued discussions on the requirements of condition 3 following the Planning Committee resolution.
5g	<p>21/01387/FUL</p> <p>South Park Farm, Chargrove Lane</p> <p>1. Further written representations of objection were received on the 7 and 11 April 2022 commenting on the following :</p> <ul style="list-style-type: none"> - the structural integrity of the buildings to be converted and additional survey information provided by qualified surveyor. - Amended plan for building 2 - Impact of openness on the Green Belt - The Agent's Planning Statement, policy RES7 of the Pre-submission Tewkesbury Borough Plan and appeal decisions. - Ecology report - Comments on building 3 <p>Matters were also raised which do not related to material planning considerations.</p> <p>2. A revised Proposed Site Plan was submitted on 1 April 2022 which indicates the agricultural land and the reduced curtilage for the plots denoted by boundary hedges.</p> <p>3. Clarification has been provided with regard to the buildings surveyed and surveyor positions for the first and second dusk emergence surveys in the Updated Preliminary Ecological Appraisal & Assessment of The Buildings, at South Park Farm 28 February 2022 and addendum to the report received 8 April 2022.</p> <p>4. The Agent submitted a letter of rebuttal of Objector's comments on the 12 April 2022</p> <ul style="list-style-type: none"> - Surveys by a qualified Structural Engineer. - proposed works would utilise the existing structure and do not amount to a rebuild. - Green Belt is a policy designation not a landscape designation - Highway Authority have no objection on highway safety or access grounds. - non-designated heritage assets - overall visual appearance of the site would be improved, with the overall openness of the Green Belt enhanced. <p>5. As amended plans have been received and the survey dated has been clarified officer's recommendation has been revised to PERMIT.</p> <p>The conditions to be revised as follows:</p>

Condition 2

The development hereby permitted shall be carried out in accordance with the following documents:

Location Plan Drawing Number 3167 P (0) 000 Rev A

Proposed Site Plan Drawing Number 3167 P (0) 003 Rev B received 1 st April 2022

Building1

- Proposed Elevations Drawing Number 3167P (0) 104

- Proposed Floor Plans Drawing Number 3167P (0) 103 A

Building 1 A

-Proposed Elevations and Floor Plan Drawing Number 3167 P (0) 105

Building 2

- Proposed Elevations Drawing Number 3167 P (0) 203 Rev A received 29th March 2022

- Proposed Floor Plan Drawing Number 3167 P (0) 202 received 29th March 2022

Building 3

- Proposed Elevations Drawing Number 3167 P (0) 303

- Proposed Floor Plan Drawing Number 3167 P (0) 302 Rev B received 30th March 2022

Garages 2 and 3 - Proposed Elevations and Floor Plan Drawing Number 3167 P (0) 402

Farmhouse

- Proposed Elevations Drawing Number 3167 P (0) 503 Rev A

- Proposed Floor Plans Drawing Number 3167 P (0) 502

Preliminary Ecological Assessment by Ros Wilder Ecology dated 15th November 2021, update 28th February 2022 and addendum to the report (letter dated 8th April 2022).

Structural report by David Partridge Ltd dated 21st June 2021 and updates of the 14th March 2022

BS5837 Tree Constraints, Tree Impacts and Tree Protection Method Statement for residential re-development by Hutchinson Arboriculture dated 1st June rev 14th Nov 2020 and 19th Oct 2021.

Drainage Strategy by Cotswold Transport Planning dated November 2021.

Transport Technical Note by Cotswold Transport Planning dated October 2021.

	<p>Except where these may be modified by any other conditions attached to this permission.</p> <p>Reason: To ensure that the development is carried out in accordance with the approved plans.</p> <p>Condition 9.</p> <p>The recommendations and mitigation measures included with the Preliminary Ecological Appraisal & Assessment of The Buildings at South Park Farm (Wilder Ecology, November 2021) and addendum to the report (letter dated 8th April 2022) should be strictly adhered to.</p> <p>Reason: To ensure that the nature conservation interest of the site is protected.</p>
5i	<p>22/00243/FUL</p> <p>7 St Marys Lane, Tewkesbury</p> <p>Three additional letters of representation have been received. Two letters are in support of the application and one letter is objecting to the application.</p> <p>The two letters of support received are based on the following grounds:</p> <ul style="list-style-type: none"> - Would be open until 20:00 on 3 occasions per year when the town would be busy - 11:00 - 18:00 would fall within the opening times of other surrounding hospitality businesses in the immediate vicinity. - There would be negative impact or detrimental effects on the neighbours. - Any queues are well organised <p>The letter of objection is based upon the grounds that are listed in the report.</p>
5j	<p>21/01544/FUL</p> <p>Dumbleton Cricket Club, Dairy Lane, Dumbleton</p> <p>The Preliminary Ecological Assessment has been received. We are yet to receive comments from Ecology.</p> <p>On the basis that comments from Ecology are yet to be received, the recommendation is change to a DELEGATED PERMIT to enable any conditions to be added as necessary.</p>

Item 5b - 21/00291/OUT - Part Parcel 0025, Hillend, Twyning Landscape Management Plan

21/00291/OUT – Nut Orchard, Twyning – Landscape Management Plan Consultation

TBC Planning Reference –	21/00291/OUT		
Site Name –	Nut Orchard (Land at Hill End Road) Twyning		
Summary of proposals -	Residential scheme		
Consultation Note Subject –	Landscape Management Plan Review		
Planning Case Officer –	Catherine Ashby / James Lloyd		
Landscape Comments Prepared By –	Stuart Ryder of Ryder Landscape Consultants		
Date of site visit —	n/a	Date of response	12/4/22

Dear Catherine and James

Nut Orchard – Landscape Management Plan Review

Thank you for asking us to conduct a review of the Applicant's recently Landscape Maintenance and Management Plan (LMMP) (by Golby & Luck – Issue 2 dated April 2022) that we pass the following six remarks upon;

1. Method of future management
2. Land art and entrance area
3. LEAP
4. Structural planting
5. SuDS attenuation pond
6. Final summary

1. Method of future management

The LMMP indicates that there would be 12 month defects correction period with the Contractor appointed to undertake the capital landscape works and then handover to a Management Company appointed by local residents. The Management Company would presumably also be paid for by local residents via Annual Management Fees or similar, but this is not explicitly stated. The rolling programme of maintenance would last in perpetuity and would be reviewed on a 5 year basis.

This is a typical arrangement for modern estates and would mean that there is no additional liability for Tewkesbury Borough Council. If you are minded to grant consent care should be taken when draughting the particular Reserved Matters regarding management and maintenance so the cost of annual maintenance is passed to the site developer, any successors in title and ultimately the occupiers of the new houses.

2. Land art and entrance area

It is obviously at the Applicant's discretion as to whether they wish to provide land art at the entrance to the Site but I think it is more important to understand the character implications of gaining access to a banked field from a narrow lane and how sight lines may work.

Land art works best where there is open space to appreciate it, or a raised viewing position neither of which exists in this location. I suspect it would add little value to the appearance of the development and any investment in art should be made in more figurative work or quality of facing materials and craftsmanship at the development's entrance. In short I have considerable doubts that a recognisable piece of land art could be formed here.

I recognise the landscape treatment of the entrance area would fall under the broader definition of landscape as a Reserved Matter but the importance of these entrance works should be stressed in any advisory notes to the Applicants should the scheme be granted consent.

12/4/22

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3. LEAP

It is stated at §1.15 that bespoke timber play equipment *may* (author's emphasis) be commissioned and that a *natural play strategy* is to be adopted. The design of the equipment to local authority standards is welcomed but the term may be commissioned is too open ended as is the reference to a natural play strategy. Natural play can theoretically range from piles of logs and stones at one end of the price spectrum to bespoke timber creations at the other.

What I think would be more useful is considering who is going to manage and upkeep the LEAP in the future and this is the local resident appointed Management Company. Rather than considering bespoke equipment that is difficult to insure and maintain it is recommended that natural play style equipment is purchased from a reputable supplier who will be able to supply spare parts and maintenance advice in the future. This will make the LEAP more sustainable.

There is no maintenance schedule for the proposed LEAP or commitment to repair or replace failed or worn out pieces of equipment. I would suggest that this is included in any updated LMMP.

4. Structural planting

Structural planting is one of four planting types suggested at the Site.

The four planting types seek to address the removal of the recent TPO protected trees but there will remain a net loss of trees from the Site.

I have no particular concerns about the four planting types but do raise an observation on structural planting at the Site. The existing woodland is performing as valuable structural planting role for the existing edge of the village largely screening it from sight from Hill End Road and paths to the north. The best way to form structural planting is to leave wider strips of existing developing woodland in the scheme, particularly to the north edge of the Site. This retains structural planting rather than having to form it from scratch again.

As expressed in my earlier note there will be an appreciation of the northern housing blocks from Hill End and the appreciation of a gap between Hill End and Twyning's village edge will be reduced. By leaving more existing structural planting in the scheme this perceived narrowing of the gap will be avoided.

5. SuDS attenuation pond

I note on the landscape drawing the position of a SuDS attenuation pond or basin set to the eastern end of the linear Public Open Space (POS). I am unsure if this is the lowest part of the Site or whether the north east corner is. It of course could be part of a 'SuDS Train' of infiltration feature that has not yet been fully designed.

The SuDS feature should be treated as a landscape element as it is integral to the POS and should avoid an over-engineered appearance with such things as headwalls, safety fencing, flap valves and screens kept to a minimum and ideally treated as opportunities for enhancing the feature rather than ubiquitous engineering details.

Acceptance of planting in, or above any SuDS feature will need to be considered by the appropriate drainage approval authority.

Finally the view from the north from AEH11 will not be fundamentally changed as there is already sight, albeit heavily screened to the production areas of the glasshouses. The retention and thickening of the northern hedgerow would assist to visually assimilate the rear units and parking into the local scene. However I would suggest that laying this hedgerow at an agreed time in the

future is required and planting and establishing hedgerow standard trees in the hedge would enhance its ecological and visual appeal.

6. Final summary

A useful statement of intent from the Applicant that if you are minded to approve the scheme should be included as an application document that is then built upon further with detailed landscape design of both soft and hard landscape treatments and updated accordingly.

7. Suggested Reserved Matters

Should you be minded to grant planning consent for these proposals and notwithstanding the already submitted indicative landscape concept masterplan the following Reserved Matters are suggested;

- A. **Landscape Reserved Matter** - That a detailed hard and soft landscape mitigation scheme is submitted for consideration. *Reason – to ensure that the proposals maintain local landscape character and respect the highway corridor character.*
- B. **Landscape Maintenance and Management Plan (LMMP)**- is updated for implementation by the site owners and that an arrangement for continuation of the LMMP by future owners is entered into – *Reason – to reflect the importance of the landscape mitigation proposals and to ensure ongoing effective management of the same.*
- C. **Site Access** – Notwithstanding the submitted proposals and their highway engineering requirements that the appearance and aesthetic of the access is equally carefully designed including any signage, markers, lighting and footpath routes. *Reason – to ensure that the proposals maintain local landscape character and respect the highway corridor character.*
- D. **Security and Lighting Proposals** – Should such features be brought forward that they are submitted to Tewkesbury Borough Council for agreement after consideration by the Police Architectural Liaison Officer. *Reason – to ensure that the proposals maintain the landscape quality of the contextual area and limit the sense of visual intrusion*
- E. **SuDS Features** – The effectiveness and long-term maintenance of any proposed SuDS features be clearly presented and agreed with Tewkesbury Borough Council and any approval boards. *Reason – to ensure their long term effectiveness and that there is sufficient space in the development to accommodate both surface water drainage features and the boundary landscape buffers as shown.*
- F. **Equality Act** – That sufficient information is presented to ensure compliance with the Equality Act (2010) (as amended) to ensure access and use by people with protected characteristics – *Reason - to ensure an equality of use and to discharge the Local Planning Authorities duties.*

I recognise that the suggested Reserved Matters could be combined in part and may require rewording to be enforceable but wished to explain the context and importance of each.

I trust you find these notes on the submitted LMMP useful as you consider the determination of this application but should you have any immediate queries please do not hesitate to contact me.

Stuart Ryder

12/4/22

Item 5c –21/01554/FUL - Manor Farm Buildings, Alstone, Tewkesbury

Revised plans



Proposed Street Scene AA
[Scale 1:100]

These images are for illustrative purposes only and do not represent the final design. The images are subject to change without notice. The images are not to be used for any other purpose without the written consent of the architect. The images are not to be used for any other purpose without the written consent of the architect.



Proposed Street Scene BB
[Scale 1:100]

0 1 5 10

Revisions	
No.	Description

Manor Farm, Alstone, Tewkesbury
New Residential Development

Ritchie & Ritchie
Architects

The Manor Farm,
Tewkesbury,
Gloucestershire,
GL20 9JG
+44 (0)1297 62251

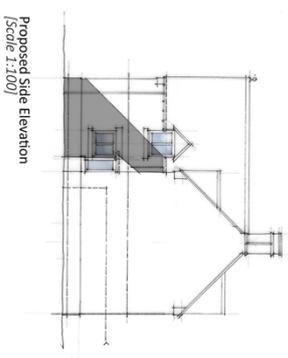
ARCHITECTS

Proposed Street Scenes

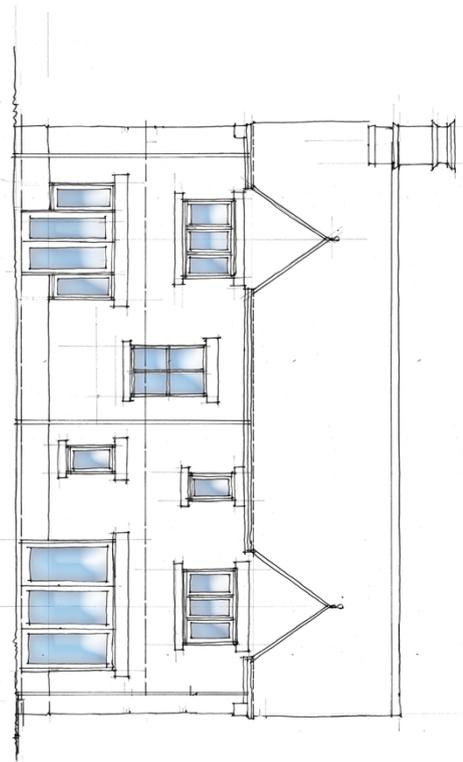
Scale	Date	Scale	Date
1:100	10/06/2021	1:100	10/06/2021
1:100	10/06/2021	1:100	10/06/2021



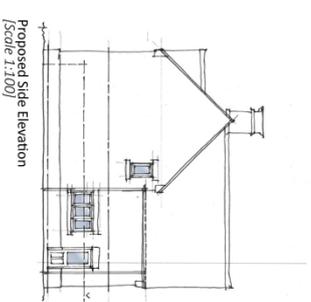
Proposed Front Elevation
[Scale 1:50]



Proposed Side Elevation
[Scale 1:100]



Proposed Rear Elevation
[Scale 1:50]



Proposed Side Elevation
[Scale 1:100]

These drawings are for the use of the client and are not to be used for any other purpose. The client is responsible for ensuring that the drawings are used in accordance with the relevant building regulations and other applicable laws. The client is also responsible for ensuring that the drawings are used in accordance with the relevant building regulations and other applicable laws. The client is also responsible for ensuring that the drawings are used in accordance with the relevant building regulations and other applicable laws.



Revisions	
No.	Description

Manor Farm, Alstone, Tewkesbury
New Residential Development

RR
Ritchie & Ritchie
Architects

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

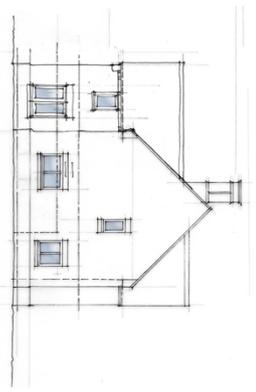
Proposed Elevations
[Plot 3]

Rev	Date	By	Check
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			3528

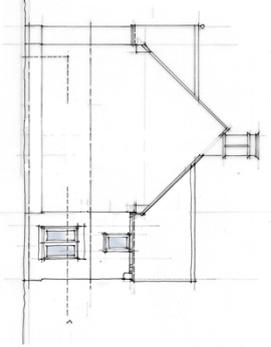
Proposed Front Elevation
[Scale 1:50]



Proposed Side Elevation
[Scale 1:100]



Proposed Side Elevation
[Scale 1:100]



Proposed Rear Elevation
[Scale 1:50]



These drawings are for general information only and are not intended to be used for construction. They are not a contract. The client is responsible for obtaining all necessary permissions and approvals. The client is responsible for ensuring that the drawings comply with all applicable building regulations and codes of practice. The client is responsible for ensuring that the drawings are used for the intended purpose only. The client is responsible for ensuring that the drawings are used for the intended purpose only. The client is responsible for ensuring that the drawings are used for the intended purpose only.



Revisions	
No.	Description

Manor Farm, Alstone, Tewkesbury
New Residential Development

RR
Ritchie & Ritchie
Architects

The Ritz Hotel, Alstone,
Tewkesbury, Gloucestershire,
GL20 9JG
01292 521111

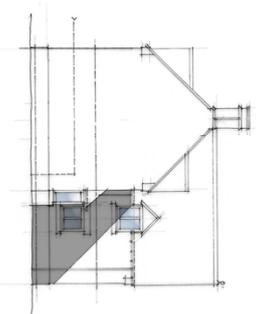
bhb
BUILDING
CONTROL

Proposed Elevations
[Plot 2]

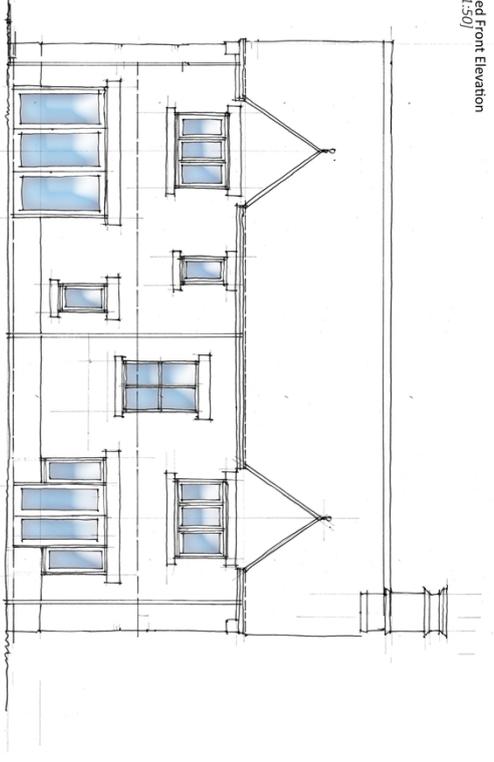
Issue	Date	By	Checked
150	Dec 2021	LDV/MT	7875
			3518



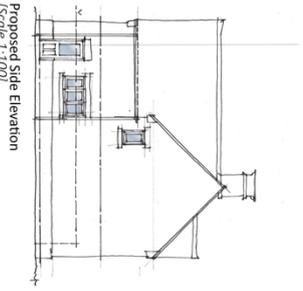
Proposed Front Elevation
[Scale 1:50]



Proposed Side Elevation
[Scale 1:100]



Proposed Rear Elevation
[Scale 1:50]



Proposed Side Elevation
[Scale 1:100]

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Revisions

No.	Description	Date

Manor Farm, Alstone, Tewkesbury
New Residential Development

RR
Ritchie & Ritchie
Architects

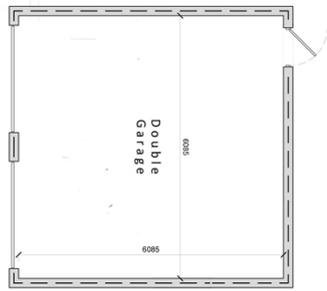
17 The Malvern Road,
Tewkesbury, Gloucestershire,
GL20 1JG
01292 22211



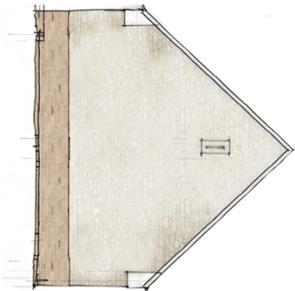
Proposed Elevations
[Plot 1]

Issue	Date	By	Checked
150	Dec 2021	LDV/MT	7875
			350C

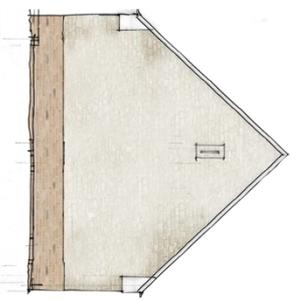
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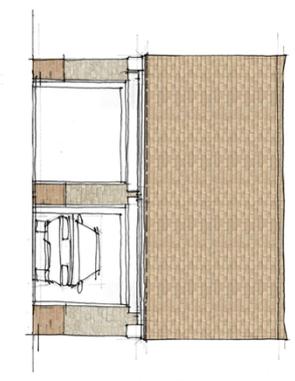
Proposed Ground Floor Plan
[Scale 1:50]



Proposed Side Elevation
[Scale 1:50]



Proposed Side Elevation
[Scale 1:50]



Proposed Front Elevation
[Scale 1:50]



Proposed Rear Elevation
[Scale 1:50]



Revisions

No.	Description	Date

Manor Farm, Alstone, Tewkesbury

New Residential Development

RR
Ritchie & Ritchie
Architects

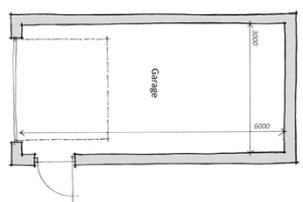
The R. Ritchie & R. Ritchie Architects
10, The Quadrant,
Tewkesbury, Gloucestershire,
GL20 1JH
01292 789750
+44 (0)1292 72221



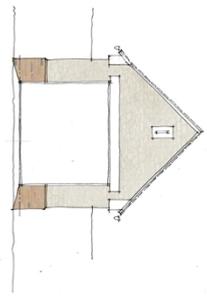
Proposed Garage Plans and Elevations (Sheet 2)

Scale	Date	Drawn	Checked
1:100	Dec 2021	BR	SR

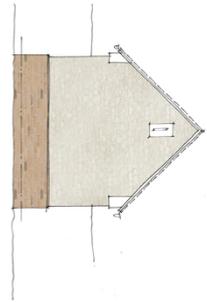
These drawings are for the proposed garage and are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose.



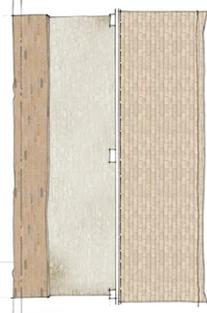
Proposed Ground Floor Plan
[Scale 1:50]



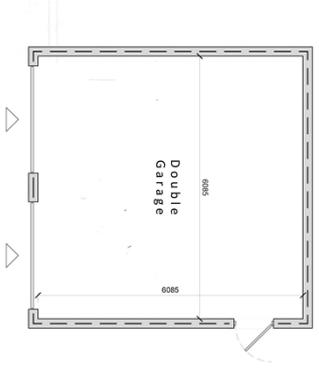
Proposed Front Elevation
[Scale 1:50]



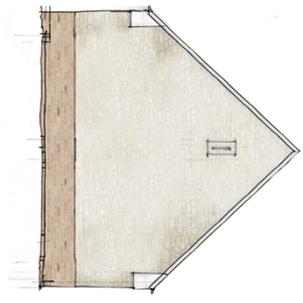
Proposed Rear Elevation
[Scale 1:50]



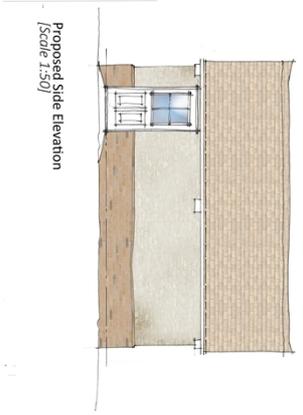
Proposed Side Elevation
[Scale 1:50]



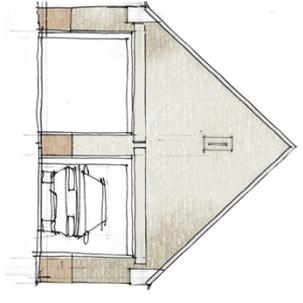
Proposed Ground Floor Plan
[Scale 1:50]



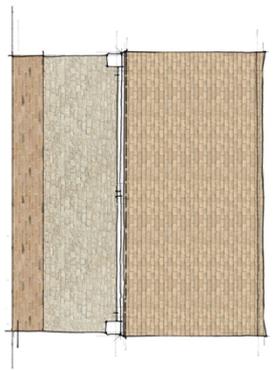
Proposed Rear Elevation
[Scale 1:50]



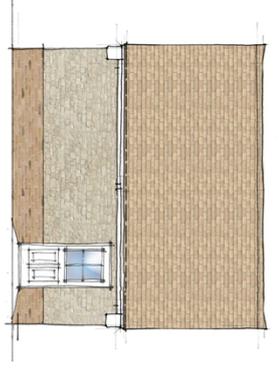
Proposed Side Elevation
[Scale 1:50]



Proposed Front Elevation
[Scale 1:50]



Proposed Side Elevation
[Scale 1:50]



Proposed Side Elevation
[Scale 1:50]



No.	Description	Date

Manor Farm, Alstone, Tewkesbury
New Residential Development

RR
Ritchie & Ritchie
Architects

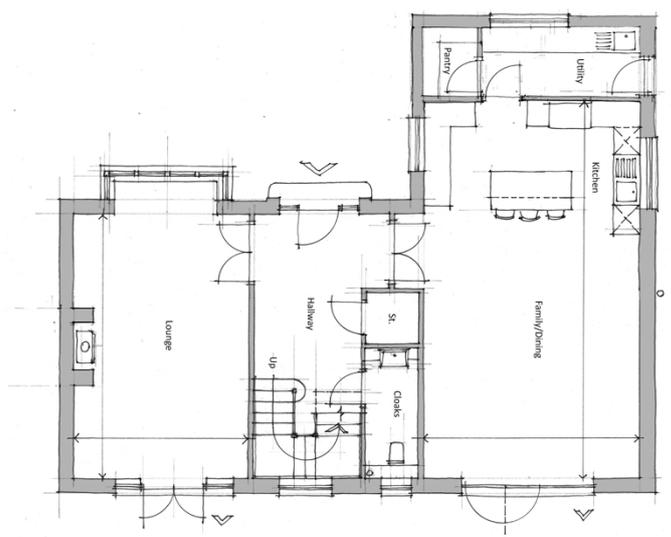
The Ryke Road, Alstone, Tewkesbury, Gloucestershire, GL20 9JF
01292 879700
+44 (0)1292 62221

bhb
BUILDING HEALTH
CONCEPTS

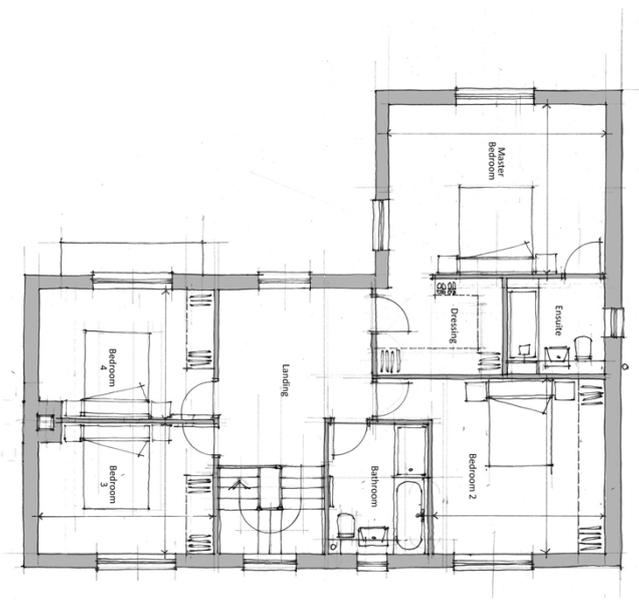
Proposed Garage Plans and Elevations

Drawn	1:100	Check	Dec 2021	Issue	7875	Revised	255A
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Proposed Ground Floor Plan
[Scale 1:50]



Proposed First Floor Plan
[Scale 1:50]



Revisions	
No.	Description

Manor Farm, Alstone, Tewkesbury
New Residential Development

RR
Ritchie & Ritchie
Architects

10, Akeley House,
Tewkesbury, Gloucestershire,
GL20 1JG
01292 521121

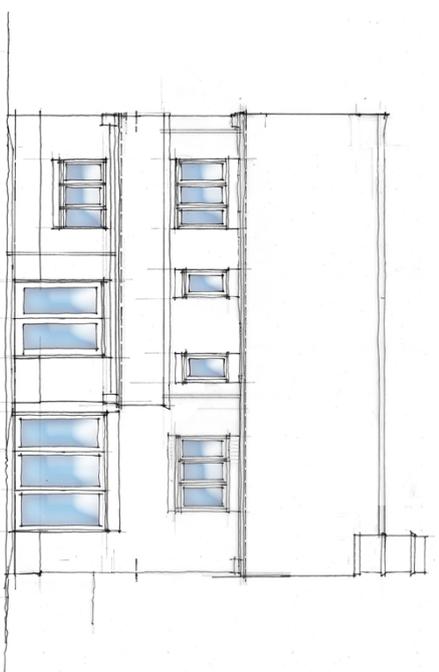
bmr
ARCHITECTS

Proposed Floor Plans
[Plot 3]

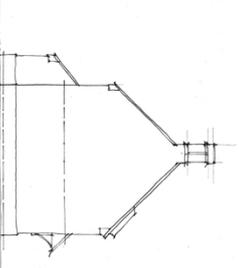
Issue	Date	By	Checked
150	Dec 2021	LDV/MT	7875
			2538



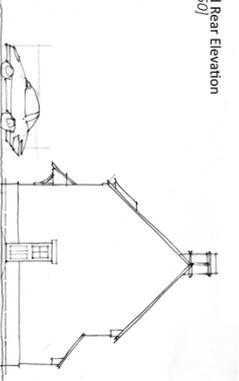
Proposed Front Elevation /
[Scale 1:50]



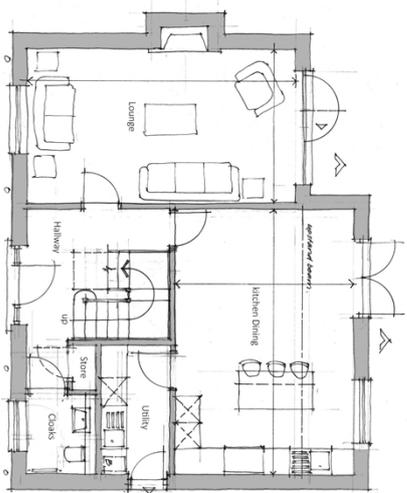
Proposed Rear Elevation
[Scale 1:50]



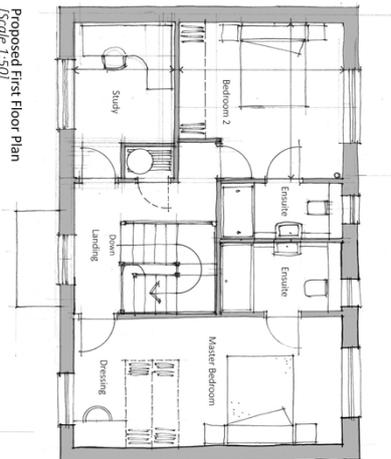
Proposed Side Elevation
[Scale 1:50]



Proposed Side Elevation
[Scale 1:50]



Proposed Ground Floor Plan
[Scale 1:50]



Proposed First Floor Plan
[Scale 1:50]



No.	Description	Date

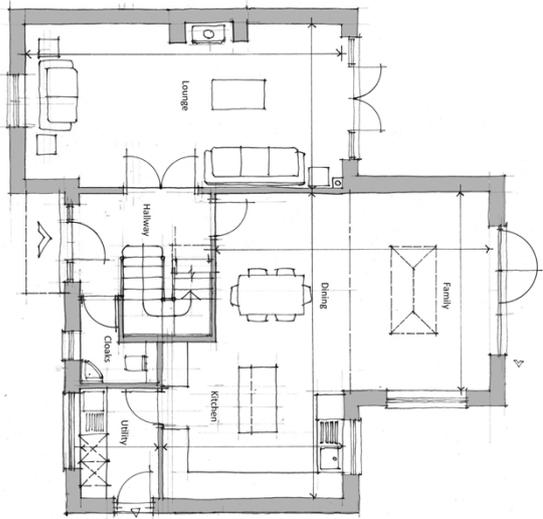
Manor Farm, Alstone, Tewkesbury
New Residential Development

RR
Ritchie & Ritchie
Architects

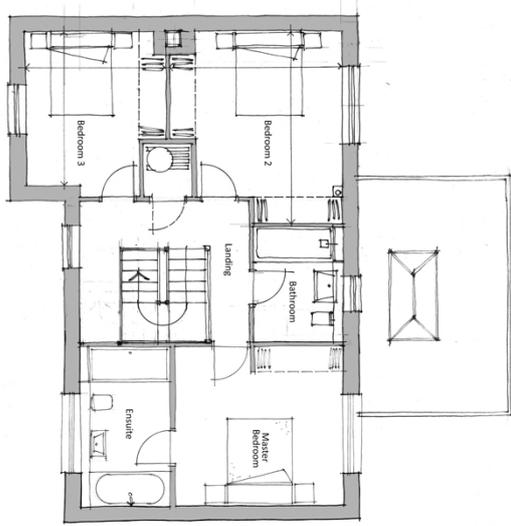
The Alstone House,
Tewkesbury, Gloucestershire,
GL20 9JF
+44(0)1282 62211

Proposed Floor Plans
[Plots 6 & 7]

Sheet	Issue	Date	By	Checked
150	1	Dec 2021	LDW/RT	JZS



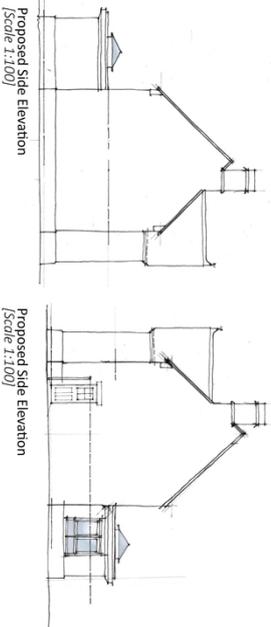
Proposed Ground Floor Plan
[Scale 1:50]



Proposed First Floor Plan
[Scale 1:50]

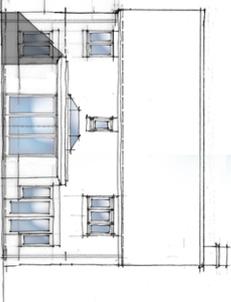


Proposed Front Elevation
[Scale 1:50]



Proposed Side Elevation
[Scale 1:100]

Proposed Side Elevation
[Scale 1:100]



Proposed Rear Elevation
[Scale 1:100]

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Revisions	
No.	Description

Manor Farm, Alstone, Tewkesbury
New Residential Development

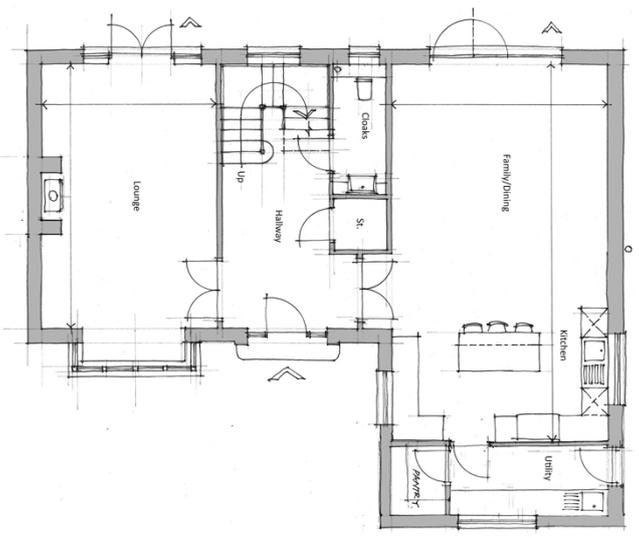
RR
Ritchie & Ritchie
Architects

The Alstone House,
Tewkesbury,
Gloucestershire,
GL20 9SE
+44 (0)1282 62221

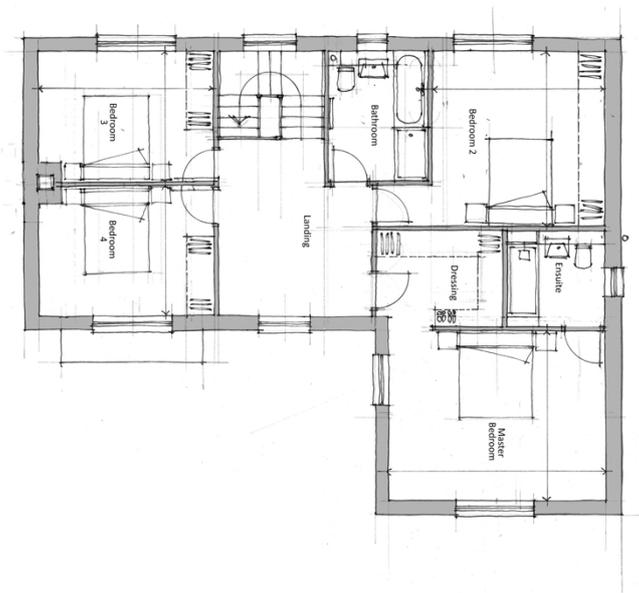
bhb
BUILDING
CONTROL

Proposed Elevations [Plots 4 & 5]			
No.	Date	Issue	Revised
150	Dec 2021	100V/01E	17875
			2518

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Proposed Ground Floor Plan
[Scale 1:50]



Proposed First Floor Plan
[Scale 1:50]



Revisions	
No.	Description

No.	Description	Date

Manor Farm, Alstone, Tewkesbury
New Residential Development

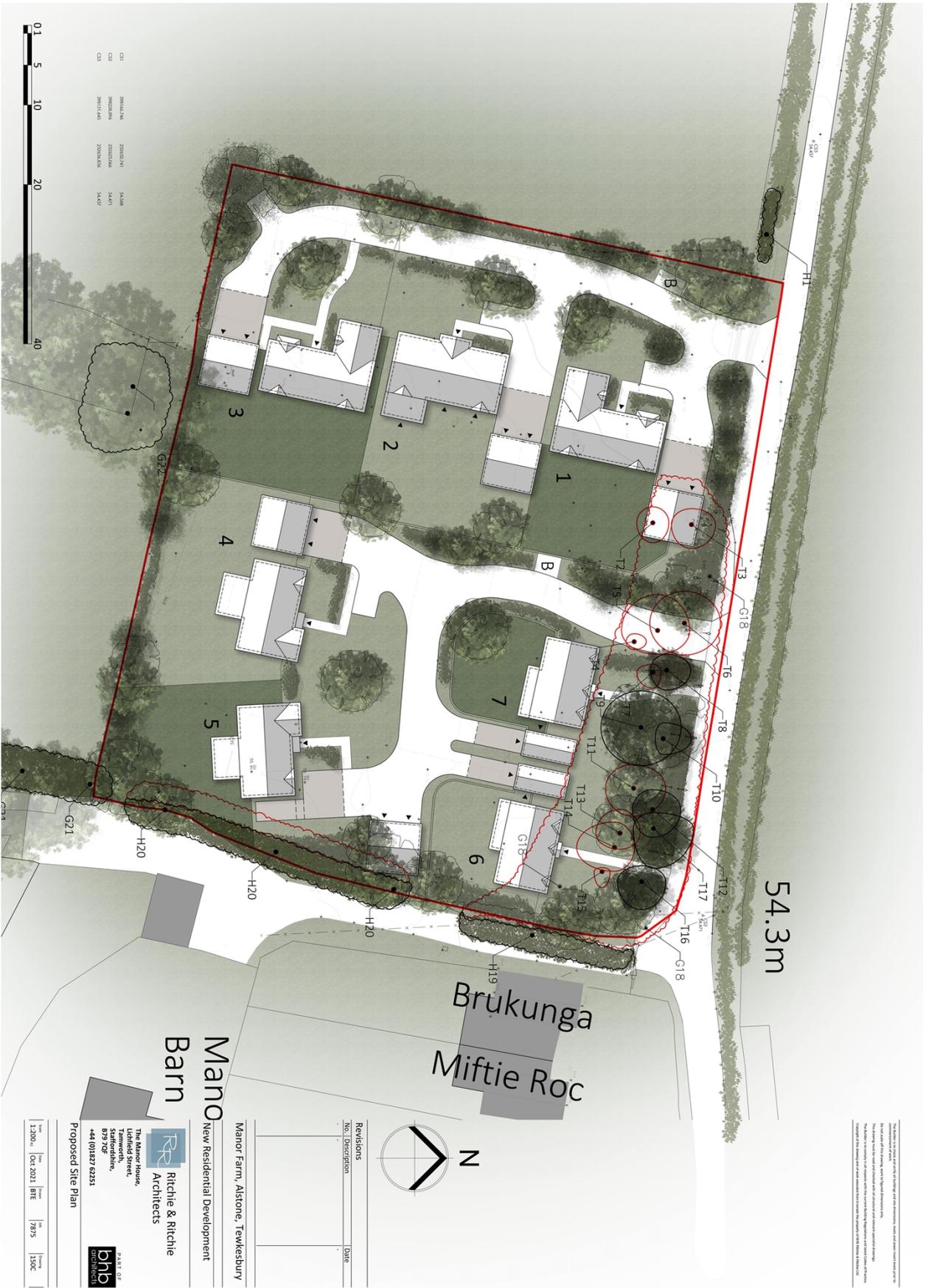
RR
Ritchie & Ritchie
Architects

The Architects' Room,
The Old Rectory,
Tewkesbury, Gloucestershire,
GL20 1JF
01292 252111
+44 (0)1292 62221



Proposed Floor Plans
[Plot 1]

Sheet	Issue	Date	Author	Checked
150	1	Dec 2021	LDW/WRE	250C



C11 30/06/2021
 C12 22/07/2021
 C13 22/07/2021
 C14 22/07/2021
 C15 22/07/2021
 C16 22/07/2021
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 C97 22/07/2021
 C98 22/07/2021
 C99 22/07/2021
 C100 22/07/2021



54.3m

Brukunga
 Miftie Roc



No.	Description	Date

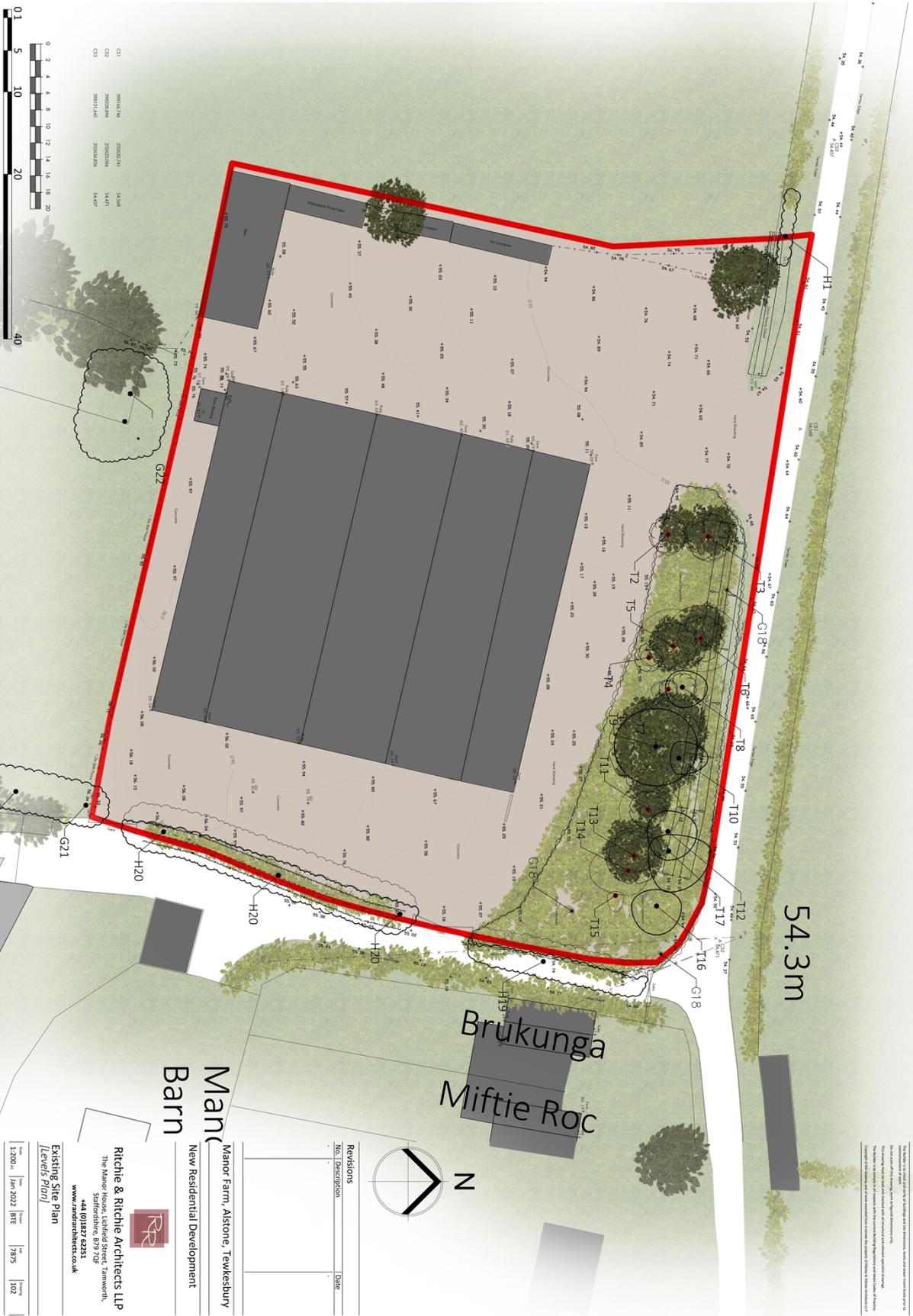
Mano Barn
 New Residential Development
 Manor Farm, Ailstone, Tewkesbury
 Ritchie & Ritchie Architects
 The Manor House,
 Ludfield Street,
 Stratford-upon-Avon,
 CV37 7GF
 +44 (0)1827 62351



Proposed Site Plan

Rev	Date	By	Checked
1/200	Oct 2021	BTE	7875
			130C

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C11	20/02/2021	54.406
C12	22/02/2021	54.407
C13	22/02/2021	54.407



54.3m

Brukung
Miftie Roc



No.	Description	Date

Manor Farm, Alstone, Tewkesbury
New Residential Development



Ritchie & Ritchie Architects LLP
The Manor House, Alstone Street, Tewkesbury,
Staffordshire, B79 7JF
+44 (0)1827 62351
www.randarchitects.co.uk

Existing Site Plan
Level's Plan

Date	By	Rev	Issued
13/09/20	Jan	7875	102

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Alstone

This plan shows the proposed development and its location, and is not a guarantee of any particular development. It is intended to provide a general impression of the proposed development and is not intended to be used as a basis for any decision. The plan is subject to change without notice. The plan is not intended to be used as a basis for any decision. The plan is subject to change without notice.

Legend
 Existing Buildings
 New Buildings
 Parking Spaces

Revisions

No.	Description	Date

Manor Farm, Alstone, Tewkesbury
 New Residential Development

Richie & Ritchie Architects
 The Manor House,
 Ludford Street,
 Stratford-upon-Avon,
 Warwickshire,
 CV37 7GF
 +44 (0)1827 62351

bhb
 0454 33 222
 ARCHITECTS

Existing Site Plan

Scale	Date	Drawn	Checked
1:500	Oct 2021	RT	SL

