

PLAN-A NEWS

We had an exciting start to 2022 with the Fairford and Lechlade Business Awards Ceremony at Wrag Barn where we walked away as a finalist for Business of the Year and Andrew as winner for Business Person of the Year! He said, "I couldn't quite believe it! I was sat there waiting for someone else's name to be read out and it took a second or two to realise that it was my name that had been called out and I had to get out of my seat!"

We also welcomed our newest member of the Plan-A team, John Vale. John is an Associate Planner with extensive experience secured from working in both private and public sectors. Since joining us in February, he has been enjoying the opportunity to work on a range of more complex cases.

On the subject of new staff members... Plant A has clearly been enjoying all of the planning chat coming from the office and has sprouted three new baby stems!



PROJECT HIGHLIGHTS FROM THIS QUARTER

Amongst a number of approvals this quarter, here are a few that particularly stood out.

Grade II Listed Farmhouse - Retrospective Alterations

Having got a bit carried away when undertaking some approved alterations to their property, the owner of a listed farmhouse in Warwickshire then sought retrospective approval for the slight changes they had made to the approved details. When this application was refused, Plan-A were called in to handle an appeal against the LPA's decision. Having identified various flaws in the LPA's reasoning on which their decision was based, we managed to secure a successful outcome - which was just as well, since the consequences of failure would have been very costly to the owner!

Edge of Village Rural Housing Development

Having previously secured consent on appeal for the development of two new dwellings on a rural site in Wiltshire, Plan-A were instructed to make a revised application for two larger dwellings. Whilst the appeal inspector had roundly dismissed the LPA's objections on heritage grounds, the LPA initially sought to repeat their original concerns. Whilst they eventually backed down, the Parish Council objected and referred the application to Planning Committee. Although they also backed down at the last minute, the application still had to be heard at Committee but was unanimously approved!

Grade II Listed Rural Estate - Outdoor Pool and Pool House

The owners of a rural estate in the Forest of Dean sought consent for a new outdoor pool and pool house in the grounds of their Grade II listed property. Having successfully negotiated a package of public benefits to overcome the 'less than substantial harm' that was judged by the LPA to result from the proposals, Plan-A managed to secure Planning and Listed Building Consent, much to the delight of the owners!

All being well, the success we have had this quarter with application permissions will continue throughout the year!

PLANNING NEWS

Local Plan Updates - a quick roundup of latest news from some of the local areas.

Cotswold District Council ran a first consultation on a partial update of their adopted Local Plan earlier this year. A draft plan will be available for consultation in 2023.

Stroud District Council began reviewing their adopted Local Plan in 2017 and, in October 2021, submitted a revised draft and evidence base documents to the Planning Inspectorate for formal examination.

Forest of Dean District Council are in the process of preparing their new Local Plan and are due to run a consultation in Autumn 2022.

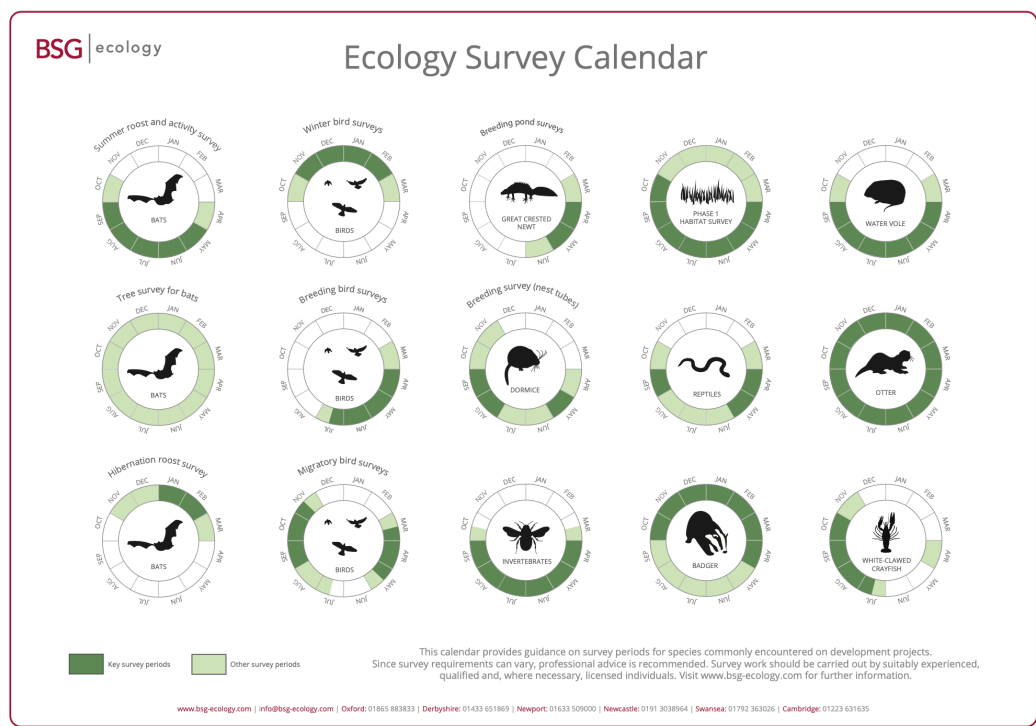
Gloucester City Council submitted the Gloucester City Plan for formal examination and are currently finalising main modifications ahead of a consultation period. However, it is not clear when this consultation period will start.

Tewkesbury Borough Council are in the final stages of preparing an updated Local Plan which is anticipated for adoption in June 2022.

Wiltshire Council are currently reviewing their adopted Core Strategy and it is anticipated that a consultation exercise will be undertaken in late 2022.

Swindon Borough Council are now in the process of reviewing their adopted Local Plan. A pre-submission version is due for public consultation in December 2022.

Please get in touch if you have any questions about the above plans, the status of any other Local Plan that is not mentioned, or would like us to make a representation on your behalf.



Ecology

We are now in the survey window for a number of different Ecological surveys! Spring time is the start of survey season. You may need to submit ecological surveys to support a planning application.

We work alongside a number of ecologists both around the Cotswolds area and further afield and would be happy to recommend one of our contacts to you if you have any questions.

Nitrate Neutrality

Issues surrounding nitrate pollution and contamination are increasingly affecting the consideration and determination of planning applications as household wastewater discharge leads to an increase in nutrients being discharged to watercourses which is then damaging wildlife and bird habitats.

As a result, new housing development in the 74 local planning authority areas affected now need to show they are 'nutrient neutral' or are otherwise at risk of a refusal or the proposals being put on hold until an acceptable solution can be achieved.

Various solutions are still being considered by Natural England, including the following potential options:

- Securing agricultural land and taking it out of intense farming would reduce nitrogen inputs - although this is more suitable for larger developments;
- Purchasing wetlands to offset the impacts of new development;
- Offsetting credits - purchased from Local Planning Authorities;
- Installing package treatment plants (for smaller developments).

Further information can be found at:

<https://local.gov.uk/pas/topics/environment/nutrient-neutrality-and-planning-system>

AND FINALLY...

The Headington Shark... GONE?

The famous Headington Shark sparked our attention in a recent Monday morning meeting when we realised it had been removed overnight! Over the years the shark, first erected in 1986, had gained attention from all over. With its own website and birthday celebrations it seemed to be famous worldwide, although it would now appear that the owner has removed it overnight in protest of an alleged intention for it to be added to the Council's Heritage Asset Register.

New Planning Rules...

We enjoyed Matt's take on the suggested "street votes" announced as one potential change to the planning system enshrined in the Government's 'Levelling Up and Regeneration Bill' published on 11 May 2022!

Look out for more details in the next issue.

'Britains Best Man Cave'

We have recently enjoyed reading the news updates on Cinderford's Graham Wildin and the now famous man cave! The private development consists of a cinema, bowling alley and mini casino which was all built without planning permission in the Gloucestershire millionaire's back garden! It still remains to be seen whether his ongoing efforts to prevent demolition and stay out of prison will be successful. Look out for a further update in the next issue..



MATT



'Everyone in the street voted to knock down your house'