

BOURTON-ON-THE-WATER PARISH COUNCIL

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The Planning Inspectorate
Room 3G, Hawk Wing
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Bristol BS1 6PN

5th March 2019

Attention: Amy Robins

Dear Sirs

Ref: Planning Application Ref 18/02675/FUL Land off Moors Lane, Bourton on the Water
Appeal Ref No: APP/F1610/W/19/3222218
Appellant's Name: Adrian Caunter

In respect of the above Appeal, the Parish Council wishes to confirm that **it is against the Appeal**. The Parish Council fully supports the reasons given by the LPA when refusing planning permission, and wishes to expand on its own previous objections with particular reference to points made within the Appellant's Appeal documents. These are expanded upon in the attached document.

The Parish Council looks forward to notification of the outcome of the Appeal in due course.

Yours faithfully



Sue Cretney, Clerk

Objection to Appeal Ref No: APP/F1610/W/19/3222218 – Adrian Caunter

The Parish Council maintains that in its Statement of Case the appellant has failed to provide evidence as to how any potential harm from this development is outweighed by the public benefit, particularly in respect of addressing issues relating to the lack of need to develop outside a Development Boundary. The Council would comment as follows.

The refusal of planning permission does not relate to whether development on this site outside the Development Boundary would be appropriate at any time in the past or future, but whether it is appropriate at this time.

The Local Plan facilitates sufficient development within Development Boundaries to meet, in full, the District's objectively assessed housing needs over the Plan period. The Plan was only adopted in August 2018 and, as such, is in the very earliest stages of housing delivery.

The appellant states in 9.7 of its Statement that "there is a question mark over whether the CDLP local plan strategy will deliver Bourton on the Water's housing needs". This statement is not supported by any form of evidence nor statistics which prove that Bourton's housing needs during the life of the plan are any different to those established by CDC during the lengthy consultation process, or which are provided for in the Plan ratified by the Inspector as recently as last Summer. Nothing has therefore changed in terms of Bourton's housing needs since the date of the Plan's adoption, hence the appellant's comments in this respect appear not only unsubstantiated, but also completely irrelevant.

The Local Plan provides evidence that sufficient housing can be delivered within the life of the Plan, and there is no reason to doubt this, given so little time has lapsed since the Plan's adoption. The appellant refers in 3.1 and 9.7 to a previous planning permission granted for a dwelling on this site. CDC has set out on p.3 of its Case Statement that this application was approved at a time when no Local Plan was in place; this is therefore a material and significant change in circumstances which will impact upon the criteria used in the decision making processes applied in 2015 and at today's date. Consideration of any application should relate to current plans and policies, not those applicable at a given date in the past and, in this respect, CDC's decision has therefore properly been made with reference to current planning policy alone.

The appellant states in 9.7 that "there would be local finance benefits if planning permission is granted". The scale of those benefits as set out in 8.0 (such as generating Council Tax revenue from 1 dwelling and 1.5 construction jobs etc) are so flimsy that they serve themselves to underline the purely marginal benefits.

It is important that there is consistency in the application of all planning policies in order to ensure there is a level playing field for developers and communities alike, and to ensure decisions are made in accordance with established, carefully considered guidelines that have been adopted for good reason as the result of lengthy and due consideration.

In this respect, the Council would refer to the Appeal Decision issued as recently as 28th November 2018 in respect of Land at Broadlands, Gasworks Lane, Bourton on the Water, Appeal Ref No: APP/F1610/W/18/3203462.

That appeal related to the provision of 3 new dwellings outside, but adjacent to, the existing local Development Boundary. The Inspector's statement gave limited weight to the potential benefit of that development and agreed that this benefit would not outweigh the harm that would occur in deciding the Appeal contrary to Local Plan policy DS4. The Inspector considered the criteria relating to this policy alone as sufficient reason to dismiss. Nothing has changed in the subsequent 3 months which would appear to warrant a different view being taken in respect of another application for a site outside the local Development Boundary; the provision of 1 dwelling as opposed to 3 serves to reduce even further the potential benefits.

Accordingly, the Council sees no reason why additional reasons against development are required, and seeks the upholding of the LPA's decision that it is neither necessary to develop outside the Boundary nor contravene Planning policy DS4 in this instance.