

Rationalisation of Settlement Boundary

Existing situation

The approximate position of current boundary is shown in blue on the attached site plan (LP01). The line 'kicks' back on the boundary between Woodlea and Woodcote to discourage development outside the boundary.

We believe that a rationalisation of the boundary along the line shown in green would be helpful for the following reasons.

1. The position of the boundary could be readily established on site. The existing boundary was presumably along a field boundary that no longer exists. The rationalised boundary would be between two fixed points.
2. As well as the existing garage, the greenhouse, which has been there for 20 to 30 years, would be included within the Settlement boundary.

Effect on current planned development

Planning permission has been granted for a two storey house within Woodlea's garden within the settlement boundary. This is shown on the site plan LP02.

We would ask for consideration to be given to moving the site of the proposed dwelling approximately 15 m to the South straddling the settlement boundary as shown in LP02.

This was recommended by Woodchester Parish Council in their response to the planning application. We believe that this move would have significant advantages.

- The house would be less visible from Hoovelea.
- It would be further away from the boundary with Woodcote to the east and thus less overbearing.
- It seems to work well with the existing "grain" of development and feels right standing on site
- The division between the two gardens would seem more 'natural' along the change in level.
- It gives the existing house a larger garden
- It would save several established espalier fruit trees which will probably be lost in the current build
- It negates issues involved with closing the road to build supporting retaining walls
- It would more 'environmentally friendly' as it would save the concrete used in the 2m high retaining wall
- It uses land which is not currently cultivated. The existing site is on a very fertile part of the garden whereas the site to the South is grassed hard standing and not cultivated.

- It should be possible to improve access by having a level access to the front door
- It would save repositioning the electricity pole

An alternative site for the certified Passivhaus

The proposal is for a certified Passivhaus. This may not appear to be a planning issue however several Local Authorities now encourage new dwellings to be to Passivhaus standard. (eg PH has been adopted by Fareham BC, Bristol City, Exeter and Norwich) It is probably the easiest single measure that can ensure new buildings are built to the highest standard.

We believe that this dwelling will be the first certified Passivhaus in Stroud District and only the fourth in the whole of Gloucestershire.

The small move of site will facilitate achieving the Passivhaus standard.

The existing site will need a retaining wall which is quite challenging in terms of achieving continuity of insulation and airtightness. The 'go-to' construction would be timber frame which is quite difficult to integrate with the retaining wall on the tight site.

The build on the site to the South should be simpler and will result in a cheaper overall construction. Again this is not a planning issue but £/m² is a metric often used to compare Passive houses with other traditional constructions. We are at a stage of promoting cost-effective Passive houses which is why the design is very simple in its form.



