

**PLANNING APPLICATION 17/ 02241/ FUL**  
**Five dwellings at Elkstone Farm**  
**29 June 2017**

I am writing on behalf of CPRE South Cotswold District to object to the proposal to substitute 5 new dwellings for the conversion of existing farm buildings to residential use.

The demolition of the farm buildings means that the proposal is now for new built housing. This is radically different to the conversion of existing farm buildings. Elkstone Farm is some distance from the village and is clearly in open countryside. NPPF paragraph 55 makes quite clear that development in the open countryside should be restricted to that needed to support land based businesses or through conversion or reuse of existing buildings.

Both the policies in the Cotswold District Plan 2001-2011 and the emerging local Plan 2011-2031 similarly restrict rural development.

Therefore on policy grounds this proposal should be refused. It would set a most unfortunate precedent for other large unused agricultural buildings if this application were approved.

Large agricultural buildings are a part of the living and working landscape of the Cotswold AONB. Isolated collections of houses are not and should be discouraged. We do not think that the design of the buildings will look at all agricultural particularly with the addition of amenity space and parking. The design is of transparently domestic residential buildings with doors and fenestration to match. It will be an inappropriate addition to the landscape at this point which is prominently visible when driving on the road off the A417 to or from Elkstone. It is also partially visible from Elkstone and from the countryside and paths to the north east of the site.

The justification put forward is principally that the scheme will provide better housing than the approved conversion scheme. This is not a good planning reason. There is no need for housing in the village or the immediate area. If there is then it is for affordable housing. This proposal does not provide that whereas the approved scheme would in its nature be modestly priced. If the applicant does not want to implement the approved scheme then use for employment purposes be investigated. The buildings are ideal for this and close to a major highway. There is a lack of employment opportunity in the area. Otherwise the buildings should be demolished to avoid them becoming dangerous.

We urge the Council to refuse this application

Nicholas Dummett  
Chairman CPRE South Cotswold District