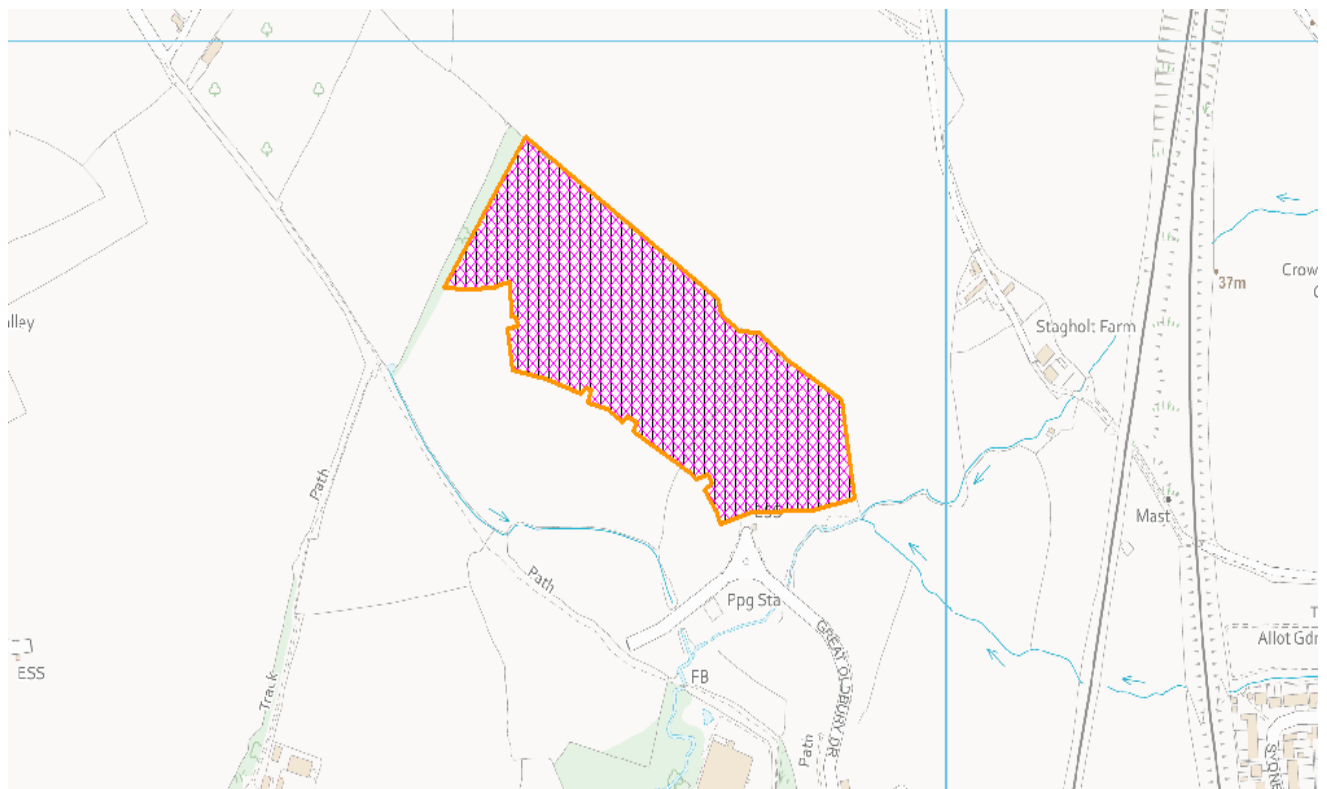




## Development Control Committee Schedule 05/01/2021

<b>Item No:</b>	<b>2</b>
<b>Application No.</b>	S.20/1898/REM
<b>Site Address</b>	Parcel H16 & H19 Land West Of Stonehouse, Grove Lane, Westend, Stonehouse
<b>Town/Parish</b>	Eastington Parish Council
<b>Grid Reference</b>	379668,206684
<b>Application Type</b>	Reserved Matters Application
<b>Proposal</b>	Reserved Matters for layout, scale, appearance and landscape for 178 dwellings and associated works at Parcels H16 and H19 of permission S.14/0810/OUT.
<b>Recommendation</b>	Permission
<b>Call in Request</b>	Requested by DCC all LWoS applications.



	<h2 style="text-align: center;">Development Control Committee Schedule</h2> <h3 style="text-align: center;">05/01/2021</h3>
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<b>Applicant's Details</b>	Diverse Partnerships Vistry Homes Ltd C/O Pegasus Planning Group Ltd, First Floor, South Wing, Equinox North, Great Park Road Almondsbury Bristol BS32 4QL
<b>Agent's Details</b>	Pegasus Planning Group Ltd First Floor, South Wing, Equinox North, Great Park Road, Almondsbury Bristol BS32 4QL
<b>Case Officer</b>	Simon Penketh
<b>Application Validated</b>	14.09.2020
<b>CONSULTEES</b>	
<b>Comments Received</b>	Eastington Parish Council Public Rights Of Way Officer Development Coordination (E) Flood Resilience Land Drainage Archaeology Dept (E) SDC Water Resources Engineer Environmental Health (E) Contaminated Land Officer (E) Arboricultural Officer (E) Conservation North Team Planning Strategy Manager (E) Housing Strategy And Community Infrastructure
<b>Constraints</b>	Neighbourhood Plan Eastington Parish Council Standish Parish Council Affecting a Public Right of Way SAC SPA 7700m buffer
<b>OFFICER'S REPORT</b>	

**MAIN ISSUES**

- Principle of development
- Design and appearance
- Residential Amenity
- Parking
- Landscaping
- Affordable Housing
- Green Infrastructure
- Drainage



## Development Control Committee Schedule 05/01/2021

### DESCRIPTION OF SITE

The site is made up of land parcels H16 and H19 of Outline Planning Permission S.14/0810/OUT for Land West of Stonehouse (Great Oldbury) which includes consent for up to 1350 dwellings, 9.3 hectares of employment land and a mixed use local centre and new primary school. The land is located on the North-eastern area of the outline planning permission site and falls under master planning approval for land parcels H16 to H20.

The development approved under the outline planning permission is well underway with a number of residential parcels and community infrastructure consented, nearing completion or complete and occupied or. Significant infrastructure is already in place including water management, primary routes, public transport facilities, cycle and walking routes and open space facilities.

### PROPOSAL

Approval of reserved matters layout, scale, appearance and landscaping under outline permission S.14/0810/OUT - relating specifically to land parcels H16 and H19. The development consists of the erection of 178 dwellings, associated access and landscaping.

### REVISED DETAILS

Revised layout submitted to address the permeability of the proposed development, and the clustering balance of affordable housing units across the proposed development.

Revised building submitted to address the design of flats on plots 56 to 64 of the proposed development.

Revised landscaping submitted to address the 'green node' associated with land adjacent to plots 105 to 107 of the proposed development

### MATERIALS

Mix of facing brick, render and tiles

### REPRESENTATIONS

#### Statutory Consultees:

Eastington Parish Council - Object on the following grounds;

i) There appears to be significant banks of parking, particularly in close proximity to junctions and on one of the routes to the proposed PS19a allocation. Can this be designed out as it appears as poor design and a potential highway hazard?

ii) A new proposed cycle way forms part of the pedestrian pavement in front of plots 116 - 133 but appears narrow given that is shared with pedestrians and it appears to be intended for two-way traffic. This is particularly concerning if PS19a is allocated in due course.



## Development Control Committee Schedule 05/01/2021

iii) A key green nodal space (Masterplan) in front of plots 105-107 seems limited in scale but also appears to be a semi-private space and this raises the question as to who maintains it and for what purpose it is used. Can this be maintained as a single mass of open street space and is it being adopted or added to the maintenance scheme along with other similar areas which should emerge with the next phase of development?

iv) A new path is shown to continue from the footpath at the north of the site, through the dense hedge running north-south and on to meet the main road in H19. It would be good to know that this is not harmful to the hedge at that point and is not therefore needlessly wide.

v) Where new pedestrian gates are necessary, such as at FPEEA7 Eastington Parish Council favours buggy sized kissing gates rather than styles.

vi) Outside of the parameters of the masterplan as agreed under Condition 46 of S.14/0810/OUT, is a block of nine flats which is proposed at the southern corner of the site, rising to around 13m tall. Whilst this is part of what the Masterplan set out to call a Primary Street Frontage (but without a primary road), in terms of its character these areas were also proposed to be 'larger detached dwellings, set back from the highway, allowing in-curtilage tree planting to continue the verdant character of the main street'. Whilst scale is being determined in this application it's scale is significantly greater than other buildings and approximately 2m higher than the maximum heights set out in the agreed Masterplan. The height of the building is too tall for the site and this should not be a three storey structure with such a high ridgeline.

vii) The block of flats is surrounded at close quarters by insufficient parking and very little amenity space for the nine flats. Most of the flats use two front doors facing the street but these flats access their bins and cycle store awkwardly with all but one owner/tenant having to go right around the building to get access to the bin and bike store. This appears to be likely to conflict with neighbourly use of the bins and less likelihood of using cycles, nor does it appear good for security. One occupant would have no natural surveillance on their only access to the flat as it's door is situated alone on the rear elevation. This is poor design.

viii) Insufficient parking at the flats in particular - one space per two-bedroom flat is not acceptable.

Standish Parish Council - No comment has been received;

Highway Authority (Gloucestershire County Council) - No objection

County Archaeologist (Gloucestershire County Council) - No objection

Lead Local Flood Authority (Gloucestershire County Council) - wish to make no comment

Public Rights of Way Officer (Gloucestershire County Council) - No objection in principle. It is noted that the development does not appear to affect the nearby public right of way. In the



## Development Control Committee Schedule 05/01/2021

event that the public right of way is affected as a result of temporary closure or permanent diversion the developer should make contact with GCC Public Rights of Way Team.

### Internal Consultees

Biodiversity Officer - Acceptable subject to conditions

Senior Arboriculture Officer - No objection

Senior Conservation Officer - No objection. Confirmation that the development would not directly impact upon the nearest listed buildings at Nupend and Nastend

Water Resources Engineer - No objection

Contaminated Land Officer - wish to make no comment

Environmental Health Officer - Notes the use of informative relating to the standards to be achieved in the development attached to Outline Planning Permission S.14/0810/OUT and notes that no information relating to those standards has been submitted with this Reserved Matters Application

Housing Strategy and Community Infrastructure Manager - No objection in principle. Concerns raised regarding the cul-de-sac style layout of affordable housing on plots 159 to 175. Concern is also raised as to the slight under provision of affordable housing against the 30% target and the nature of the housing mix. It is acknowledged that the deviation is acceptable in principle however, it is further noted that there is no proposal for addressing how the accumulation of such deviation can be addressed in future phases.

Nature Space (Ecological Consultant to SDC for District Level Newt Licencing) - Notes the following;

The development falls within the amber impact risk zone for great crested newts - risk zones have been derived through advanced modelling to create a species distribution map which predicts likely presence - in the amber impact zone, there is suitable habitat and therefore great crested newts maybe present.

There are ponds within 500m of the red line boundary.

There are GCN records within 500m of the redline boundary.

In line with the guidance from Natural England [Great crested newts: District Level Licensing for development projects, Natural England, January 2020] and if situations on site have changed then updated further information is required to rule out impacts to great crested newts (i.e. to show that any ponds within 500m are not suitable for great crested newts, or carry out a survey to determine presence/likely absence and then present appropriate mitigation and compensatory measures to satisfy the licensing tests).

### Public:



## Development Control Committee Schedule 05/01/2021

No comments from members of the public have been received

### **NATIONAL AND LOCAL PLANNING POLICIES**

National Planning Policy Framework 2.2 (Feb 2019).

Available to view at  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

Stroud District Local Plan.

Policies together with the preamble text and associated supplementary planning documents are available to view on the Councils website:

[https://www.stroud.gov.uk/media/1455/stroud-district-local-plan\\_november-2015\\_low-res\\_for-web.pdf](https://www.stroud.gov.uk/media/1455/stroud-district-local-plan_november-2015_low-res_for-web.pdf)

Local Plan policies considered for this application include:

- SO1 - Accessible Communities
- S05 - Climate Change and Environmental Limits
- CP1 - Presumption in favour of sustainable development.
- CP2 - Strategic growth and development locations.
- CP3 - Settlement Hierarchy.
- CP4 - Place Making.
- CP6 - Infrastructure and developer contributions.
- CP7 - Lifetime communities.
- CP8 - New housing development.
- CP9 - Affordable housing.
- CP13 - Demand management and sustainable travel measures.
- CP14 - High quality sustainable development.
- ES1 - Sustainable construction and design.
- ES2 - Renewable or low carbon energy generation.
- ES3 - Maintaining quality of life within our environmental limits.
- ES4 - Water resources, quality and flood risk.
- ES5 - Air quality.
- ES6 - Providing for biodiversity and geodiversity.
- ES7 - Landscape character.
- ES8 - Trees, hedgerows and woodlands.
- ES12 - Better design of places.
- ES13 - Protection of existing open space.
- ES14 - Provision of semi-natural and natural green space with new residential development.

The proposal should also be considered against the guidance laid out in:

- Residential Design Guide SPG (2000)
- Stroud District Landscape Assessment SPG (2000)
- Planning Obligations SPD (2017)

Eastington Neighbourhood Development Plan (October 2016).





## Development Control Committee Schedule 05/01/2021

### PRINCIPLE OF DEVELOPMENT

The application site is part of land identified for strategic growth under policy SA2 (Land West of Stonehouse) of the Stroud District Local Plan (November 2015). Subsequently, outline planning permission was granted under application S.14/0810/OUT (14th April 2016) comprising up to 1350 dwellings, employment development and a mixed use local centre and new primary school. The application relates to land parcels H16 and H19 which falls into the approved master plan are for land parcels H16 to H20. The master plan was approved against condition 46 of the outline planning permission (conditions application S.19/2165/DISCON) on 17th June 2020.

Accordingly, the principle of the proposed development is established. This application seeks approval for layout, scale, appearance and landscaping (reserved matters) for the development of 178 new dwellings. The assessment of this application should only consider those matters and issues pertinent to them. The assessment is set out in detail below;

### LAYOUT

General Layout - The master plan for land parcels H16 to H20 sets out the broad layout of the parcels. This application focusses on parcels H16 and H19. Officers are satisfied that the layout of the proposed development on these parcels is consistent with the approved master plan. Parcels H17, H18 and H20 are for consideration at a later date (under a further reserved matters application).

Revisions have been submitted that allow improved pedestrian permeability/connectivity through the central area and along the North-eastern Edge. Further changes relate to the green space (to the front of plots 105 to 107). The changes would act to clearly define the space and separation of public and private space. Street furniture is to be introduced in the public area (the exact detail of which can be controlled by planning condition).

A block of 9 apartments has been included in the proposal and these are located at the South-east area of the site close to the roundabout junction with the main spine road associated with the wider development. This does not represent a deviation from the approved master plan and remains consistent with it. The parking layout would be to the South and West elevation of the building and this is aligned to other parking spaces that continue along the frontages of dwellings to the North and East of the building. These will be provided within banks of landscaping that includes tree planting and hedging. Cycle and bin storage is located to the north of the building and is secure. Access to the facility is via secure gates. Furthermore, the area is overlooked by the occupants of the apartments. Whilst the location of the bin/cycle is separate from the main building, officers are satisfied that the appropriate management of the building will ensure that this is used correctly and that miss-use can be adequately addressed by the accommodation provider.

The access door to the rear of the building is overlooked and contained within a secure space.

Housing Mix/Affordable Housing -The development comprises a total of 178 dwellings made up of the following;

102 no. 3 bed units (including 2 no. Social rent and 5 no. Shared ownership Affordable Units)



## Development Control Committee Schedule 05/01/2021

47 no. 2 bed units (including 17 no. Social rent and 18 no. Shared ownership Affordable Units)

20 no. 4 bed units (including 2 no. Social rent Affordable Units)

6 no. 2 bed flats (Affordable Units only comprising 4 no. Social rent and 2 no. Shared ownership)

3 no. 1 bed flats (Affordable Units only comprising 3 no. Social rent).

The development would provide a high proportion of 3 bed open market units on parcels H16 and 19 (95 units approximately 76% of the total number of proposed open market units) with the remaining 2 bed and 4 bed open market units making up a smaller proportion (30 units approximately 24% of the total number of proposed open market units). This means that the proposed mix deviates from the Gloucestershire Strategic Housing Market Assessment with an over provision of 3 bed units on the land parcels. The applicant has acknowledged this factor.

It is important to note that the Outline Planning Permission (S.14/0810/OUT) does not control the mix of open market housing types within the development. In this context, the housing mix is not an issue that could warrant a refusal reason. The applicant argues that the proposed mix reflects the circumstances of the site and its relationship with the earlier phases of the development and the wider delivery of affordable housing. Notwithstanding the arguments, officers are satisfied that in this instance, the identified deviation does not materially undermine the delivery of a balanced mix of housing availability across the strategic allocation and the wider district; and as such is acceptable.

The proposed development includes 53 affordable units (28 social rent and 25 shared ownership). The units are clustered in accordance with SDC Policy. The ration amounts to 28.78% of the proposed units on parcels H16 and H19. Whilst this is just under the target proportion set out in policy CP9, it is rounded to the nearest whole unit. In this instance, the planning obligation for affordable housing makes an allowance for deviation of up to 10% on an individual phase(s) of the development and as such is considered acceptable. However, the development is legally required to meet the 30% target across the whole development.

Whilst the shortfall is less than 0.25% of the target officers note that relatively small shortfalls such as this can potentially accumulate at the point where the final parcels of the development come forward. This is not a matter which can be addressed specifically as part of this reserved matters application as the key legal principle is met. Nonetheless, the whole development must comply with the 30% minimum target density for Affordable Housing and as such it is for the promoter of the site and future developers to bring any shortfall up to the target by the last phase.

Accordingly, in respect of Parcels H16 and H19, officers are satisfied that the layout and proposed housing mix is acceptable and that the Affordable Housing requirement is met.

Road and Parking Provision - The submitted road layout is consistent with the agreed master plan for parcels H16 to H20. Parking provision is also consistent with the Stroud District Council Parking standards. Gloucestershire County Highway Authority have confirmed that the proposed development is acceptable in highway terms and that the level of proposed car





## **Development Control Committee Schedule 05/01/2021**

parking is acceptable. Accordingly, officers are satisfied that the level of vehicular parking is acceptable. Furthermore, the development as a whole is designed to allow access to public transport, cycling and walking network so providing viable alternatives to the use of the private motor car. The developer has indicated that all residential units (including the apartment block and irrespective of tenure) will include 'electric vehicle' charging points. For the most part, the charging points will be located within individual properties. Where parking areas are within communal areas or in parking bays the developer has indicated that there are viable solutions (such as ground mounted charge points). The exact detail for the location and method of providing the charge points can be secured by way of appropriately worded condition in the event that the application is approved.

The Highway Authority have noted the position of the cycle parking for the apartment block and has confirmed that no objection is raised.

Pedestrian Access, Connectivity and Permeability - Revisions to the layout of the proposed development have been submitted by the applicant following discussions with officers. This has enabled improved permeability through the site allowing a great choice of walking/cycling routes through the development, to transport nodes, local areas play, formal and informal open space as well as the wider community infrastructure associated with the whole development.

A cycle route is included within the proposed development that will connect the site with the development and the local area - linking into the cycling network to Stroud and national cycle network. This route is consistent with the master plan, and is facilitated via a widened pathway off the main highway in the North-west of the proposed development. The facility is wide enough to provide for simulations pedestrian and cycle use. The Highway Authority has not raised concern with this facility. Officers are satisfied that the route would not result in a severe highway safety issue and that the cycle route can be used safely as part of the highway in this location; and it is not considered that this would become otherwise should there be further development beyond this site in the future.

Accordingly, with the revisions submitted, officers are satisfied that the development would facilitate good links encouraging healthy outdoor activity and sustainable modes of transport - and in this regard the proposed development is acceptable.

Residential Amenity - The layout of the proposal allows for sufficient separation between dwellings to prevent unacceptable overlooking to occur and the development would provide sufficient private outdoor amenity space. In addition, appropriate connectivity to public open spaces and recreation is also available as part of the development.

Drainage - the strategic drainage of the development as a whole was considered at the outline stage and is now substantially in place. The Stroud District Water Resources Engineer is satisfied that the proposed development can be connected to the existing system now in place. Accordingly, officers are satisfied that the development is acceptable in this regard.



## Development Control Committee Schedule 05/01/2021

The layout of the development is acceptable.

### SCALE AND APPEARANCE

**House Types and Building Form** - The proposed development is predominantly made up of a range of terraced (no more than three units per terrace), semi-detached and detached units. The proposed development is domestic in scale and character. Each individual unit is typical volume house builder 'house type'. This is consistent with the existing development that has taken place on other parcels associated with the outline planning permission.

The vast majority of the proposed dwellings are two storey in height. However, some of the terraced/semi-detached units include dormer windows to provide for second floor accommodation in the roof space. Whilst these are shown by the applicant as 3 storey units they are not a full three storey building. The higher dwellings are located in key locations such as at road junctions and principal street frontages in order to act as a landmark buildings and to add interest in the street scene.

The development includes a block of 9 apartments. This is a full three storey building which is located close to the roundabout junction of the main spine road of the development. The overall height of the building has been reduced during the course of the assessment of this application. Elevational features are provided in the form of a central gable to the principle elevation and part dormer windows on the second floor level (breaking the eaves of the building) and these are picked out in a change of material. The reduction in the height of the building has allowed it to sit comfortably in the street frontage over-looking the open space area (outside the site) to the south.

Whilst the building is of no particular architectural merit and typical of volume built apartment buildings, is it consistent with other buildings seen in the local area. The position and overall height does provide some positive legibility and sense of place.

The buildings would be constructed in a range of materials including brick (Brunswick farmhouse multi or Bridgewater weathered red), render (Weberlight beige) or reconstituted stone (Bekstone Oolite Cream) with the use of one of three concrete tile types (brown, dark brown or red). The apartment building is proposed to be a mix of reconstituted stone, render and brick to demarcate specific elevational features. Windows and doors are in white uPVC (except front door and garage doors which are to be black).

The proposed development is domestic in scale and consists of modest residential dwellings. Officers are satisfied that, whilst the apartment building is larger than the other buildings proposed, it is also of a domestic scale and character. The proposed development would be consistent with the scale and character of the wider development emerging across the allocation; and, as such is acceptable.

### LANDSCAPING

**Planting and Layout** - A comprehensive planting scheme is proposed as part of the development. The development includes the provision of street trees and shrub planting in the semi-private and public realm that would enhance the sub-urban environment under development. It would also contribute towards a sense of place and local distinctiveness. A



## Development Control Committee Schedule 05/01/2021

good selection of plant species is proposed and the landscaping is supported by a 10 year Landscape Maintenance and Management Plan.

Amendments have been submitted in respect of the 'green node' associated with plots 105 to 107. This would now provide a public space with tree cover, shrubs and seating. This would act as a focal point at the intersection of parcels H16, H17 and H18 (H17 and H18 are not under consideration with this planning application). The arrangement would also provide appropriate demarcation of public and private space (to the front of the dwellings overlooking the space). Officers are satisfied that this has addressed initial concerns over the value of the space that the proposal would now create a positive amenity area and landscape feature.

Green infrastructure is also proposed and this would retain and enhance existing landscape features for the benefit of informal open space and ecology value. The creation of informal open space would follow existing landscape features creating a landscape buffer to the North and East perimeter of the site. These would provide natural habitat (enhanced with bird and bat box provision) that would also act as ecological and recreational links to the wider development and beyond the land allocation

Officers are satisfied that the landscaping of the site is acceptable and is consistent with the approved master plan. It would also provide a positive contribution to the ecological value of the new development and recreational/wellbeing value. In order to protect the viability of the ecological areas and encourage use by various species, it is appropriate to control and minimise the level of artificial lighting in the areas close to the ecological landscaping. Accordingly, and appropriately worded condition can be added to secure appropriate lighting information in the event that the application is approved. Details of gates and other structures to new and existing footpaths should also be secured in order to ensure that the areas are fully accessible for the occupants of the new development and elsewhere in the community.

### **RECOMMENDATION**

That the planning application is approved subject to the conditions set out in this report.

### **HUMAN RIGHTS**

In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any neighbouring or affected properties. In particular regard has been had to Article 8 of the ECHR (Right to Respect for private and family life) and the requirement to ensure that any interference with the right in this Article is both permissible and proportionate. On analysing the issues raised by the application no particular matters, other than those referred to in this report, warranted any different action to that recommended.



## Development Control Committee Schedule 05/01/2021

<p><b>Subject to the following conditions:</b></p>	<p>1. The development hereby approved shall be implemented strictly in accordance with the following drawings;</p> <p>P20-1188_02 (Location Plan) As received by the Local Planning Authority on 14th September 2020</p> <p>Layout</p> <p>P20-1188_11 Rev M (Site Layout) P20-1188_09 Rev C (Materials Plan) P20-1188_06 Rev D (House Type Pack) P20-1188_13 Rev B (Affordable Housing Strategy) P20-1188_19 Rev B (Boundaries and Enclosures) P20-1188_20 Rev B (External Works) P20-1188_21 Rev B (Parking Strategy) P20-1188_22 Rev B (Refuse Strategy) P20-1188_23 Rev B (Adoptable Areas) P20-1188_26 rev B (Green Infrastructure)</p> <p>Engineering</p> <p>73-002-01 Rev F (Preliminary Drainage Strategy) 273-002-02 Rev D (Preliminary Drainage Strategy) 529-100-01 Rev P03 (General Engineering Layout) 529-200-01 Rev P03 (Highway Sections)</p> <p>Landscaping and Ecology</p> <p>P20-1188_26 rev B (Green Infrastructure) 20174.105 Rev D (Green Infrastructure) 20174.101 Rev C (Soft Landscape proposals Sheet 1 of 3) 20174.102 Rev C (Soft Landscape proposals Sheet 2 of 3) 20174.103 Rev C (Soft Landscape proposals Sheet 3 of 3) 20174.104 Rev A (Gateway Planting Proposals) 10 Year Landscape Maintenance and Management Plan (Version 3) 20170.502 rev C (Arboricultural Survey, Impact Assessment and</p>
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## Development Control Committee Schedule 05/01/2021

Protection Plan)  
9269 REV C (Bat and Bird Box Locations)

As received by the Local Planning Authority on 4th December 2020

Reason:  
For the avoidance of doubt.

2. The landscaping of the site shall be implemented no later than the first available planting season after the completion of the development hereby approved and in strict accordance with the following plans;

P20-1188\_26 rev B (Green Infrastructure)  
20174.105 Rev D (Green Infrastructure)  
20174.101 Rev C (Soft Landscape proposals Sheet 1 of 3)  
20174.102 Rev C (Soft Landscape proposals Sheet 2 of 3)  
20174.103 Rev C (Soft Landscape proposals Sheet 3 of 3)  
20174.104 Rev A (Gateway Planting Proposals)

as received by the Local Planning Authority on 4th December 2020

Reason:  
In order to ensure that the development is appropriately landscaped in the interest of the landscape and character of the development and surrounding area, ecology and public health and to comply with policies SO1, CP4, CP7, CP8, CP14, ES3, ES6, ES7, ES12 and ES14 of the Stroud District Local Plan (Adopted) November 2015.

3. All landscaping implemented as part of the development hereby approved shall be maintained strictly in accordance with the 10 Year Landscape Maintenance and Management Plan (Version 3).

Reason:  
In order to ensure that the development is appropriately landscaped in the interest of the landscape and character of the development and the surrounding area, ecology and public health and to comply with policies SO1, CP4, CP7, CP8, CP14, ES3, ES6, ES7, ES12 and ES14 of the Stroud District Local Plan (Adopted) November 2015.



## Development Control Committee Schedule 05/01/2021

4. Prior to the installation of domestic external lighting to dwellings within the development hereby approved, a lighting design strategy for biodiversity shall be submitted to and approved by the Local Planning Authority. Any lighting shall then accord with the approved strategy. For the avoidance of doubt, the strategy will;

a) identify the areas/features on site that are particularly sensitive for foraging bats;

b) show how and where external lighting will be installed with appropriate lighting contour plans and technical specifications.

**Reason:**

To maintain dark corridors for nocturnal wildlife in accordance with Policy ES6 of the Stroud District Local Plan (Adopted) November 2015.

5. The proposed bird and bat boxes shall be installed in accordance with drawing numbered 9269 REV C (Bat and Bird Box Locations) (as received on 4th December 2020) no later than the first occupation of the final dwelling constructed in the development hereby approved. Thereafter the development shall be retained as such.

**Reason:**

In the interest of the protected species and the wider ecology of the site and surrounding area in accordance with Policy ES6 of the Stroud District Local Plan (Adopted) November 2015.

6. No gates providing access to public rights of way or other recreational routes and no public benches or amenity furniture shall be installed until the details and locations of such has been submitted to and approved by the Local Planning Authority. The development shall be implemented strictly in accordance with the approved details and thereafter retained as such.

**Reason:**

In order to ensure that there is appropriate access to public rights of way and other recreational routes and that public benches and amenity furniture is appropriately designed in the interest of the public amenity of the development, and public health and to comply with policies SO1, CP4, CP7, CP8, CP14, ES3, ES7 and ES12 of the Stroud District Local Plan (Adopted) November 2015.





**Development Control Committee Schedule  
05/01/2021**

7. Prior to the occupation of the first dwelling a scheme to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations shall be submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

**Reason:**

To ensure that the development incorporates facilitates for charging plug-in and other ultra-low emission vehicles in order to encourage the use of zero carbon vehicles and the reduction of air borne pollution and to comply with Policy CP4, ES1 and ES5 of the Stroud District Local Plan (adopted November 2015).