

Item: 4.1	Application: S.21/2579/OUT
Address: Javelin Park, Bath Road, Haresfield	

Further consultations received.

Hunts Grove Parish Council: Copy attached.

Raising concern about highway impacts. Application should only be approved if SDC are confident the proposal will at least mitigate the traffic impacts of the development. They are sceptical that with the scale of the development that the mitigation will be achievable.

Public comments:

Further comments from local resident have been received raising concerns about the following issues:

That in adequate pre-application engagement took place.

That there is bat activity and no bat mitigation in place.

That no supplementary submission regarding diesel pumps.

Refers back to the JR for the incinerator.

The nearby commercial developer has also submitted a comment on the application in the context of seeking to ensure that suitable site-specific transport mitigation and proportionate contributions towards the necessary Strategic Road Network improvements are secured and prematurity.

Highways

The submitted modelling and mitigation has been extensively reviewed by both National Highways (NH) and Gloucestershire County Council (GCC) Highways who are both satisfied with the scheme and that it won't have a severe impact on highway safety of either the strategic road network, the motorway and the local highway network.

The mitigation package has been designed with the knowledge of the need for a future highway improvements scheme at M5 Junction 12 and that this is being progressed as part of the Joint Action Plan (JAP) which is addressing the strategic highway infrastructure as part of the draft Local Plan examination.

The current proposal does not look to provide the mixed-use development which would have the greater highway impact. The specifics of the scheme have been fully assessed by both National Highways and Gloucestershire County Council Highways who have confirmed that the mitigation proposed will reduce queuing and delay when compared to the baseline scenario.

The scheme proposes to provide improvements to the B4008 approach to J12. These include widening with a second lane, renewal of the yellow box markings and altering of the dumbbell at the junction. Whilst it is acknowledged that the Local Plan JAP currently has not provided a design for the wider improvement works, the highway authorities have not raised concerns that these works would conflict with any future design. It is also evidence from the discussions that development-related contributions will only form part of the funding with other public funding likely to be required. It is therefore accepted that this is a proportionate contribution which does address the highway impacts generated by the scheme and that it won't prejudice the wider improvements coming forwards.

Whilst the scheme does bring forward a draft allocation, the proposed does come forward ahead of the draft Local Plan. However, it is considered that this does not prejudice the outcome of the plan-making process. The application seeks to meet a pressing need for strategic-scale logistics development and provide employment site.

Flood risk

Whilst the site is located within Flood Zone 1, indicating the lowest level of risk of flooding the B4008 which provides the access is susceptible to surfacewater flooding. The Flood risk Assessment submitted demonstrates the scheme will not increase flooding. The agent has also confirmed that as part of the access junction highway improvement works to the highway the profile of the B4008 will be altered and improved drainage system installed. Details of this will be provided and considered via the GCC highways legal agreement/technical approval process. This will provide a betterment and will provide safe access and egress.

Updated conditions

Some mirror updates to the proposed conditions are proposed below:

1. For the purposes of this decision, "phase 1" refers to Unit 01, Unit 02, the Energy centre and SUDS and landscaping, and "phase 2" refers to the area shown brown on the illustrative master plan (6440-062- Rev N, received 20 February 2024).

Reason: In the interests of clarity and to manage future development on the site

2. Approval of the details of the layout, scale, and external appearance of the building(s) and the landscaping of the site (hereinafter called "the reserved matters") for phase 2 shown on brown on the illustrative masterplan (6440-062 Rev N received on 20 February 2024) shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 and Section 51 of the Planning and Compulsory Purchase Act 2004.

6. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:

Site location Plan 6440 -068 Rev B

Illustrative Masterplan Showing Extent of Outline Application 6440 - 062 Rev N

Unit 01 Proposed Site Layout Plan 6440 - 074 Rev F

Unit 01 Proposed External Finishes 6440 - 075 Rev F

Unit 01 Proposed Building Plan 6440 - 070 Rev B

Unit 01 Proposed Office Floor Plans 6440 - 071 Rev B

Unit 01 Proposed Elevations 6440 - 072 Rev G

Unit 01 Proposed Roof Plan 6440 – 73 Rev D 01

Unit 02 Proposed Site Layout Plan 6440 - 080 Rev C

Unit 02 Proposed External Finishes 6440 - 081 Rev C

Unit 02 Proposed Building Plan 6440 - 076 Rev C

Unit 02 Proposed Office Floor Plans 6440 - 077 Rev B

Unit 02 Proposed Elevations 6440 - 078 Rev H

Unit 02 Proposed Roof Plan 6440 - 079 Rev D

Energy Centre - Proposed Building Floor Plan and Elevations 6440 - 085 Rev A

edp5060_d079(D) Illustrative Landscape Sections

edp5060_d071(E) Detailed Landscape Proposals Sheets 1-8

Phase 1 Drainage Layout 21042-BGL-XX-XX-DR-S-00251 P1

21042-BGL-XX-XX-DR-S-00250 P3 Drainage Strategy

Site Access General Arrangement 70082079-WSP-XX-SK006 P08

Site wide earthworks 21042-BGL-XX-XX-DR-C-00258 P04

Mounds 21042-BGL-XX-XX-DR-C-0200 P5

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.

7. The quantum/floor area of development submitted as part of the reserved matters applications shall not exceed the figures outlined in the schedule of accommodation on the submitted masterplan 6440-61 Rev L received on 20 February 2024) and the office space shall remain ancillary to the B8 storage/distribution use.

Reason: The development has been assessed at this level of accommodation and any increase in floorspace will require a reconsideration of the principle issues surrounding this proposal.

21. No unit on the development hereby approved shall be occupied until the following highway works have been completed:

- a. Site access layout as indicated on plan No. 70082079-WSP-XX-SK006 P08
- b. Works at the junction of B4008 and Stonehouse Lane and bus shelter relocation

- c. Works at Junction 12 north and south of the M5 as indicated on plan No. 70082079-WSP-XX-SK203 Rev P06
- d. Provision of and reinstatement of yellow-box highway markings and provision of traffic enforcement cameras at Junction 12 of the M5
- e. Provision of ANPR camera at the site access

Reason: To ensure the safe and free flow of traffic onto the highway in accordance with Policy ES3 of the Stroud District Local Plan (Adopted) November 2015.

23. The Framework Employment Travel Plan V3.2 hereby approved, dated October 2021 shall be implemented and monitored in accordance with the regime contained within the Plan. In the event of failing to meet the targets within the Plan a revised Plan shall be submitted to and approved by the Local Planning Authority to address any shortfalls, and where necessary make provision for and promote improved sustainable forms of travel to and from the site. The submitted details shall use Modeshift STARS Business to carry out this process and include mechanisms for monitoring and review over the life of the development and timescales for implementation. The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the approved details.

Reason: To reduce vehicle movements and promote sustainable travel in accordance with Policies CP11, CP13 and ES3 of the Stroud District Local Plan (Adopted) November 2015.

28. No above ground development shall take place until a scheme for the offsetting of biodiversity impacts at the site, that accordance with the metric within the Ecological Appraisal Prepared by The Environmental Dimension Partnership Ltd March 2023 Ref: edp5060_r014 Rev h and the offset site detailed in the Biodiversity Net Gain Scheme dated 09 May 2022.

The offsetting scheme should include the following:

- i. An appropriate legal agreements to guarantee delivery of ongoing habitat management requirements.
- ii. a timetable of delivery;
- iii. A management and monitoring plan, to include for the provision and maintenance of the offsetting measures for a period of not less than 30 years from the commencement of the scheme.

The management and monitoring plan is to include:

- a) Description of all habitat(s) to be created/restored/enhanced within the scheme including expected management condition and total area;
- b) Review of Ecological constraints of the receptor site;
- c) Current soil conditions of any areas designated for habitat creation and detailing of what conditioning must occur to the soil prior to the commencement of habitat creation works (for example, lowering of soil pH via application of elemental sulphur);
- d) Detailed design and working methods (management prescriptions) to achieve proposed habitats and management conditions, including extent and location or proposed works;
- e) Type and source of materials to be used, including species list for all proposed planting and abundance of species within any proposed seed mix;
- f) Identification of persons responsible for implementing the works;
- g) A timetable of ecological monitoring to assess the success of all habitat creation/enhancement. Ecological monitoring reports should be submitted to the LPA in year 1,2, 5, 10, 20, 30.
- h) The inclusion of a feedback mechanism to SDC, allowing for the alteration of working methods/management prescriptions, should the monitoring deem it necessary.

The arrangement necessary to secure the delivery of the offsetting measures shall be executed prior to written approval by the Local Planning Authority. The offsetting scheme shall thereafter be implemented in accordance with the requirements of the approved scheme.

Reason: To protect and enhance the site for biodiversity in accordance with paragraph 180 of the National Planning Policy Framework and Policy ES6 of the adopted Stroud District Local Plan, 2015 and Policy ES6 of the Draft Stroud District Local Plan.

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Updated Planning Response

This further updates Hunts Grove Parish Council's response as a result of updated plans and of updated comments from National Highways and Gloucestershire Highways.

(1) Application: S.21/2579/OUT

S.21/2579/OUT | Hybrid planning application for employment development for B8 (Storage or Distribution) Uses, ancillary offices, energy centre, landscaping, fitness trail and amenity areas and new access. i) Outline for whole site (with all matters reserved except access) ii) Full application for Units 1, 2 for B8 (Storage or Distribution) Uses and the energy centre (all matters submitted). | Javelin Park Bath Road Haresfield Stonehouse Gloucestershire GL10 3ET

Consultation Response:

Hunts Grove Parish Council's primary concern has and continues to be the impact of the development on safe and effective operation the B4008 and Junction 12. This is in the context of existing regular queues on the Junction 12 southbound exit that impact the M5 itself, and the long queues on B4008 approaching the junction. The local plan process has made clear the necessity of a significant upgrade of Junction 12.

Our view is that the application should not be approved unless Stroud District Council is confident, having robustly tested the updated plans and underlying analysis, that the proposals will at least mitigate the traffic impact of the development. Without that confidence, this would remain the right development in the right place at the wrong time.

We recognise:

- The improved modelling, using higher trip generation numbers than previously and reflecting issues identified by the traffic study commissioned by local parish councils
- The proposed changes to Junction 12, which the updated application suggests will lead to a welcome reduction in queuing on the southbound sliproad and B4008.

However, we are sceptical that such a reduction is achievable given the limited changes to the junction, especially given:

- The large number of workers expected to be employed at the development
- That the length of the additional B4008 approach lane is very short
- That the left hand approach lane on the B4008 will serve both the southbound exit sliproad and cross-junction traffic, meaning vehicles queuing to cross the junction will block M5 bound traffic
- The very short distance before the two lanes merge before the junction's bridge. This would seem to limit the potential additional flow across and approaching the junction
- The very short lane for entering the northbound entry slip from the B4008, additional queuing for which could be expected to interrupt flows across the junction.

It is also difficult to reconcile the predicted growth in queues that would result from the development (1,225m to 1,908m in the peak PM period in the 2032 baseline scenario) with the very limited impact on the M5 described in National Highways' updated comments.

Our other concern is the sharpness of the bend around a reprofiled dumbbell from the southbound exit sliproad, the close interaction and tight closing angle with cross junction traffic in the left hand lane, and the awkwardness of the merge very shortly afterwards. Although there is reference to a safety audit, this will be a difficult and uncomfortable section of busy road which will have a higher risk of collision than seems appropriate.

Beyond the junction itself, we welcome:

- The proposed installation of CCTV to guard against large vehicles turning right onto the B4008 towards Stonehouse
- The planned reduction in speed limit along this section of the B4008 to create sufficient visibility approaching the site entrance
- The conditioning of a travel plan. We would encourage strong monitoring of its delivery.

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Item: 4.2	Application: S.22/2473/FUL
Address: Former Orchestra Works Site, Walk Mill Lane, Kingswood	

The application is recommended for approval subject to conditions and specified financial contributions. However, small amendments to the proposed conditions are necessary. The changes are as follows:

Condition 2 (approved plans)

The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:

Site Location Plan drawing no. 875-01, as received 11/11/2022
 Planning Layout drawing no. 875-05 Rev A, as received 12/06/2023
 Proposed Street Scenes drawing no. 875-06 Rev A, as received 11/11/2022
 S2 House Type Plans and Elevations drawing no. 875-10 Rev A, as received 12/06/2023
 2B House Type Plans and Elevations drawing no. 875-11, as received 03/08/2023
 S2 House Type Plans and Elevations drawing no. 875-12 Rev A, as received 12/06/2023

FR2 House Type Plans and Elevations drawing no. 875-13, as received 11/11/2022 – This plan is to be removed from the list as this house type has been replaced

FR2 (plot 26) House Type Plans and Elevations drawing no. 875-14, as received 11/11/2022
 TE House Type Plans and Elevations drawing no. 875-15 Rev A, as received 12/06/2023
 T3 House Type Plans and Elevations drawing no. 875-16 Rev A, as received 12/06/2023
 CF House Type Plans and Elevations drawing no. 875-18, as received 11/11/2022
 4B House Type Plans and Elevations drawing no. 875-20 Rev A, as received 12/06/2023
 1B APR House Type Plans and Elevation drawing no. 875-21, as received 12/06/2023
 Car Port Plan and Elevations drawing no 875-22 Rev A, as received 03/08/2023

Drainage and Finished Levels Layout drawing no. 875-142 Rev C, as received 12/06/2023
 Swept Path Analysis drawing no. 875-144 Rev C, as received 12/06/2023
 Parking Allocation drawing no. 875-145 Rev C, as received 12/06/2023
 Refuse Strategy Plan drawing no 875-146 Rev C, as received 12/06/2023
 Adoptable Highway Plan drawing no. 875-101 Rev B, as received 12/06/2023
 Landscape Proposals drawing no. 22110.101 Rev C, as received 12/06/2023

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 5 (obscured windows)

Current wording:

“All windows on the side elevations of the dwellings hereby permitted shall be glazed in obscure glass (to Pilkington Level 3 minimum standard) and maintained as such thereafter.

Reason:

In the interests of the amenities of occupiers of adjoining residential properties and to comply with Policy ES3 of the Stroud District Local Plan, November 2015.”

The proposed amendment to the wording:

“Side elevation windows of dwellings hereby permitted on plots 18, 19, 28, and 29 shall be glazed in obscure glass (to Pilkington Level 3 minimum standard) and maintained as such thereafter.

Reason: In the interests of the amenities of occupiers of adjoining residential properties and to comply with Policy ES3 of the Stroud District Local Plan, November 2015.”

The wording of the condition now specifies plot numbers where the potential for direct overlooking has been identified. The condition is specific and enforceable.

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Item: 4.3 and 4.4	Application: S.21/0236/OUT & S.22/0423/OUT
Address: Land Off, School Lane, Whitminster	

Natural England have provided further comments in respect of planning application S.22/0423/OUT. The comment raises objection to the proposed development. Essentially, Natural England argues that the development should contribute to the Cotswold Beechwoods Mitigation Strategy (2022), and that unless this is the case the developments would have a diverse impact upon the Cotswolds Beechwoods SAC. This comment is also relevant to planning application S.21/0236/OUT.

The timing of the planning application in relation to the Beechwoods Mitigation Strategy (2022) (BMS) has been addressed in paragraphs 12.2 and 12.3 of each respective report. Essentially, the BMS was adopted on 4th October 2022 (at the Environment Committee Meeting on 4th October 2022). The position of the Local Planning Authority at the time of preparing the officer report is that planning applications that were received prior to the adoption 4th October 2022 are not subject of the BMS (2022) and as such would be required to provide Home Information Packs and secured by an appropriately worded planning condition in the event of approval. Natural England has advised that the relevant point at which the BMS (2022) applies is at the point of decision – hence its objection.

Notwithstanding the above, Natural England have previously confirmed in writing (9th September 2022) to the Local Planning Authority that it should not apply the adopted Mitigation Strategy to planning applications received prior to 1st November 2022. This contradicts the objection received from Natural England. The applications under consideration were submitted prior to that date and as such the adopted Mitigation Strategy does not apply. Officers are therefore satisfied that the approach being taken in respect of the Cotswold Beechwoods SAC.

However, for the purposes of section 281 (6) of Wildlife and Countryside Act 1981, should the resolution at the Development Control Committee be to grant planning consent the LPA should notify Natural England 21 days prior to the issue of the planning permission with its reasons for doing so.

Officers are satisfied that no amendment to the recommendation is required relating to the adopted Cotswold Beechwoods Mitigation Scheme.

Agenda Item 4.3 – S.21/0236/OUT

Having regards to the above officers are satisfied that no amendment to the recommendation is required relating to the adopted Cotswold Beechwoods Mitigation Scheme.

Agenda Item 4.4 – S.22/0423/OUT

The following amendments are made in respect of the officer recommendation. For clarity 1) iv) has been added as it is incorrectly omitted from the printed committee report.

RECOMMENDATION

- 18.1 That Members resolve to **GRANT** Planning Permission subject to the planning conditions as set out in this report, and
- 1) the applicant first voluntarily entering into appropriate legal agreements to secure the following Heads of Terms;
 - i) Affordable Housing –
 - a) 30% Affordable Units (with any residual part unit contribution as a financial sum)
 - b) This quantum to be secured as minimum 50% Rented and maximum of 50% Shared Ownership tenure type

ii) Library Services

Financial contribution (commuted sum) of £8,820.00

iii) Transport to School

Financial contribution (commuted sum) of £32,600.

iv) Severn Estuary Mitigation Strategy (2017)

a) Financial contribution (commuted sum) of £385 per dwelling, or;

b) A bespoke mitigation scheme is submitted to the Local Authority for consideration.

- 2) the applicant first demonstrating that the appropriate District Level Licencing Scheme (for Great Crested Newt Mitigation) has been entered into (through Nature Space) and delegated authority for officers to attach any relevant conditions of that license to the decision notice.
- 18.2 Authority is delegated to officers to prepare and seal the legal agreements referred to above and issue the decision to approve the planning application subject to identified conditions.
- 18.3 In the event that the 1) or 2) above is not secured within six months from the date of this planning committee, authority is delegated to officers to refuse to grant planning permission on that basis.