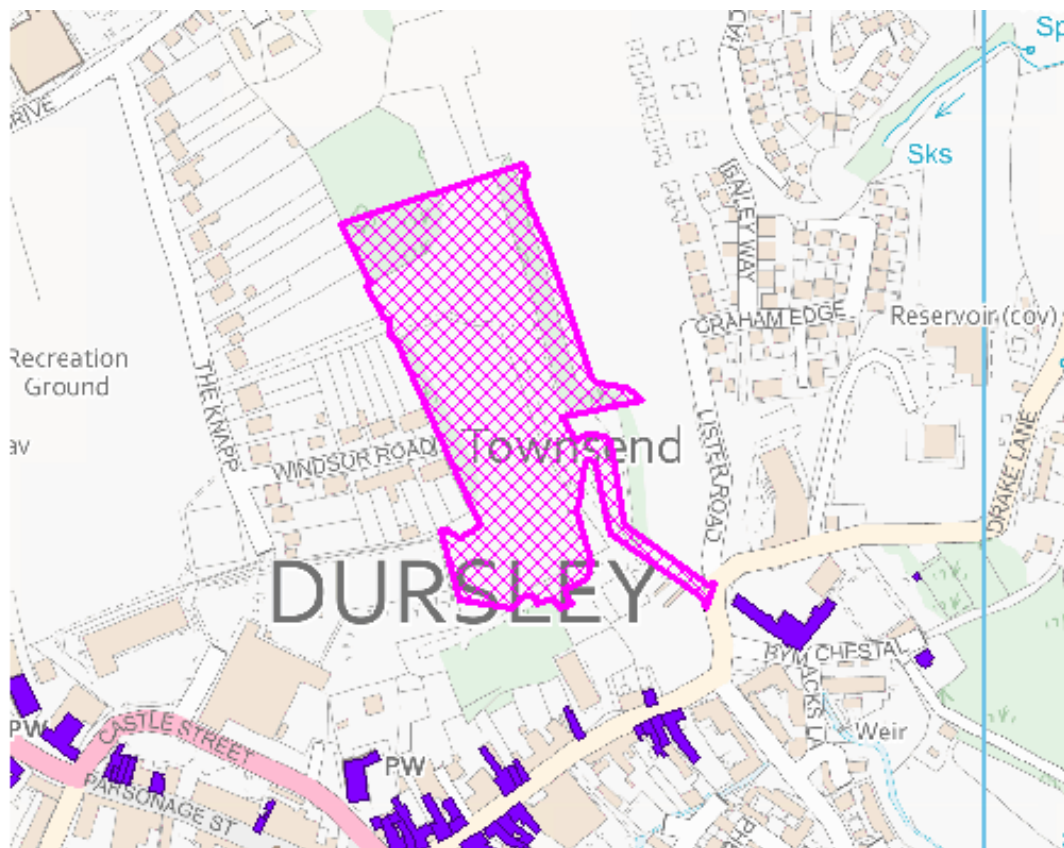




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Item No:	1
Application No.	S.20/2098/FUL
Site Address	Littlecombe Zone E, Lister Road, Dursley, Gloucestershire
Town/Parish	Dursley Town Council
Grid Reference	375698,198414
Application Type	Full Planning Application
Proposal	Residential development comprising 28 dwellings together with public open space, access, parking, landscaping and associated works.
Recommendation	Resolve to Grant Permission
Call in Request	Councillor Doina Cornell





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Applicant's Details	St Modwen Homes Ltd C/O Planning Prospects Ltd, 4 Mill Pool, Nash Lane, Belbroughton, Worcestershire DY9 9AF
Agent's Details	Planning Prospects Ltd 4 Mill Pool, Nash Lane, Belbroughton, Worcestershire, DY9 9AF
Case Officer	Simon Penketh
Application Validated	05.10.2020
	CONSULTEES
Comments Received	Biodiversity Officer Biodiversity Officer Conservation South Team Contaminated Land Officer (E) Dursley Town Council Environmental Health (E) Flood Resilience Land Drainage Development Coordination (E) Housing Strategy And Community Infrastructure Arboricultural Officer (E) Contaminated Land Officer (E) Dursley Town Council Development Coordination (E) Planning Strategy Manager (E) Mike Towson Housing Strategy And Community Infrastructure Biodiversity Officer Conservation South Team Archaeology Dept (E) Arboricultural Officer (E) Environmental Health (E) Flood Resilience Land Drainage GCC Community Infrastructure Contributions
Constraints	Affecting the Setting of a Cons Area Consult area Conservation Area Within 50m of existing cycle track (LP) Landfill Protection Zone Within 50m of Listed Building Mixed use Allocation Neighbourhood Plan Dursley Town Council SAC SPA 7700m buffer Settlement Boundaries (LP)



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OFFICER'S REPORT

1. MAIN ISSUES

- o Principle of development
- o Open Space and Sports Facilities
- o Design, appearance and landscape impact
- o Archaeology & Historic Environment
- o Ecology
- o Drainage
- o Residential Amenity
- o Highway Impact
- o Planning Obligations
- o The Planning Balance

2. DESCRIPTION OF THE SITE

2.1 The site is contained within the Cam & Dursley the Settlement Development Limits. It is located to the North of Dursley Town Centre, and can be accessed via Long Street and Lister Road/Victoria Close.

2.2 A number of listed buildings are located relatively close to the site and are associated with Dursley Town Centre. In particular, The Priory is located due Southwest of the site and opposite the proposed site access. Dursley Conservation Area is situated immediately to the South of the site (a very small part of the application site is within the Conservation Area).

2.3 The site is not within any specific landscape designations or areas protected for sensitive ecology or biodiversity. The site sits within the former mixed use allocation on Land at Lister-Petter, Dursley (Policy NH1 (MU3) - Stroud District Local Plan November 2005). Development associated with that allocation is well underway.

3. PROPOSAL

3.1 The planning application is submitted in full. The proposed development proposes the construction of 28 residential dwellings and associated access, parking and informal landscaped open space. A pedestrian link is also proposed to The Knapp. The dwellings are made up of a mixture of 1 bed flats, 2, 3 and 4 bed houses. Each dwelling has between 1 and 3 off street parking spaces depending on the house type. The dwellings are positioned on the West side of the access road (due to the site topography).

3.2 It is proposed to access the site from Lister Road via the access arrangements approved under planning permission S.19/1090/REM (also referred to as Zone F). For the avoidance of doubt it is not proposed to alter the alignment of the approved access. Access to the development under consideration in this report would utilise a spur forming part of the Zone F approval. Zone F is under construction at the time of compiling this report.



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3.3 It is noted that the proposal submitted under this planning application is such that it overlaps the site associated with Zone F. This area of the proposed development would provide 3 of the dwellings and associated open space.

4 REVISED DETAILS

4.1 During the course of the assessment of this application the following revisions have been provided;

- Revised layout to omit a block of 8 flats which have been replaced by 4, 2 bed houses and 4, 1 bed flats.

5 MATERIALS

Buildings	Cream/Buff Brick elevations and Slate roof
Road/Pavement	Mix of block paving and tarmac surface treatment

6 REPRESENTATIONS

The Local Planning Authority has carried out two sessions of consultation in relation to this planning application. The initial consultation was carried out on receipt of the planning application. A further consultation was carried out following receipt of revised plans submitted by the applicant.

6.1 Parish/Town Councils:

6.1.1 Dursley Town Council

Dursley Town Council raises objection to the proposed development and comments as follows;

- 6.1.1.1 The entire site should be preserved as a wildlife area and corridor.
- 6.1.1.2 The development is contrary to the Dursley Neighbourhood Development Plan (NDP) 2018 Environment and Sustainability objectives including policies ES1, ES2 and Projects D and K. Also the Stroud District Local Plan (November 2015) policies HC1, CP14, CP4, ES6, ES7, ES8 and ES13.
- 6.1.1.3 It would result in the unacceptable loss and deterioration of locally valued habitats and trees which support wildlife and biodiversity.
- 6.1.1.4 Local wildlife known to occupy and visit the site include deer, badgers, bats, foxes and more.
- 6.1.1.5 Although the proposed development includes landscaping, this would be 'urbanised' and the extant of flora and fauna would be lost.



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- 6.1.1.6 The Dursley Green Infrastructure Map, Figure 6 within the NDP, highlights the valuable natural habitat features e.g. woodland, grassland and green links within the town. It stresses the importance of maintaining the wildlife corridor links between areas.
- 6.1.1.7 The proposed development site is included on the map and is identified as a valuable wildlife area of mixed habitats. Its established woodland areas are also identified on Figure 8, Dursley Ancient Woodland map.
- 6.1.1.8 Continuous tree cover along linear landscape features such as the river is of particular importance to bats. The loss of trees/woodland on the site would have a significant adverse impact on bats and their feeding flight line given its position.
- 6.1.1.9 The NDP references the approved Littlecombe development Indicative Masterplan dated 2016 (Figure 7) which identifies the site area as green space/tree condition of 'high quality /value' and highlights the importance of the green infrastructure corridors here, that link the town into the wider countryside, which 'should be retained and enhanced in the future'.
- 6.1.1.10 'Project K: Green Infrastructure' in the NDP seeks to further develop the Green Infrastructure Map and establish a Green Infrastructure (GI) Plan in order to better protect and enhance green connections for people and wildlife. This has clear links with the Stroud District emerging Local Plan strategy (November 2019) which seeks to deliver "a mapped GI network, linking urban areas to the wider countryside, identifying important habitats, landscape features, river and green corridors and ecological networks" and the associated new policy DES2 which reflects changes in the NPPF and recommendations arising from the Stroud District Open Space and Green Infrastructure Study.
- 6.1.1.11 There is evidence that vegetation clearance work has already taken place on this site and this work should be halted immediately.
- 6.1.1.12 To protect the existing wildlife, trees and natural habitats, no earthworks, vegetation clearance or tree felling should take place before a decision on the application is made. The application does not include any up to date ecological survey reports for the site.
- 6.1.1.13 The Dursley NDP states that the preservation of green spaces and wooded hillsides is also key to retaining the town's attractive vistas. The plan aims to protect high quality views and the landscape character of the town.
- 6.1.1.14 Policy ES2 states that 'development should respond sensitively to the key views and landscape character of Dursley' and that 'views to the wooded and grassed slopes and distinctive hills surrounding the town should be retained'.



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- 6.1.1.15 The proposed development would harm the landscape character of the town, given its position and topography, which in itself does not lend itself to development.
- 6.1.1.14 It occupies a visually prominent position as viewed from the river, the Dursley Conservation area and surrounding area. This includes the Cotswold Way National Trail which enters the town centre at the bottom of Long Street from Chestal.
- 6.1.1.15 Following the second consultation (revised layout) Dursley Town Council confirmed that the original objection submitted by the Town Council still stands; and, that the Town Council confirmed that it supports the objections raised and submitted by local residents.

6.2 Stroud District Council Technical Officers

6.2.1 Housing Strategy and Community Infrastructure Manager

Confirms that the affordable housing proposal of 8 units, 4 to be rented and 4 shared ownership is acceptable, subject to the provisions of the s.106. As 8 units provides 28% affordable housing instead of 30%, the remainder will need to be provided in the form of a commuted sum payment.

6.2.2 Bio-Diversity Officer

Habitats Regulations Assessment - The site falls within the 7.7km of the Severn Estuary SPA, SAC Ramsar, which has been identified by Stroud District Council as the distance local residents will travel to the Severn Estuary for recreational purposes at level that is considered detrimental to the designated sites qualifying features.

- 6.2.2.1 It is therefore considered that the proposed development will result in negative impacts to the Severn Estuary through indirect recreational pressure. Stroud District Council as the competent authority have adopted an Avoidance Mitigation Strategy where developers pay a financial contribution to discharge their duties under the Habitats Regulations 2017. Contributions are spent on identified projects that aim to reduce recreational impacts on the Severn estuary and contribute towards habitat enhancement measures along the designated site.
- 6.2.2.2 The strategy is designed for new residential development within the 7.7km catchment, which requires each new residential dwelling to contribute £385 towards the strategy, this will need to be agreed through a section 106 legal agreement.
- 6.2.2.3 Alternatively - The developer has the option to provide their own mitigation strategy but this would need to be agreed with SDC and Natural England prior to determination of the application.
- 6.2.2.4 Assessment of Proposal - The comments relate to the following documents;



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- a) Letter dated 17th May 2021, by Cotswold Wildlife Surveys
- b) Ecological Re-assessment, by CWS, dated March 2020

6.2.2.5 Recommendation - The information provided in the above letter is acceptable and as such the application is acceptable subject the following conditions;

- i) All works shall be carried out in full accordance with the recommendations contained in the Ecological Re-assessment, by CWS, dated March 2020 and the letter by CWS dated May 2021 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

REASON: To protect and enhance the site for biodiversity in accordance with paragraph 174 of the National Planning Policy Framework, Policy ES6 of the Stroud District Local Plan 2015 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

- ii) Prior to commencement an ecological design strategy (EDS) shall be submitted to, and be approved in writing by, the local planning authority.

The EDS shall include the following;

Full details of hedgerows to be retained and protected during construction.

Details of planting, such as hedgerows, wildflower planting and establishment.

Type and source of materials to be used where appropriate, e.g. native species of local provenance.

Time table for implementation demonstrating that works are aligned with the proposed phasing of development.

Details for the erection of bird/bat boxes.

Details of enhanced reptile refugia and hedgehog friendly fencing

Details of initial aftercare and long-term maintenance and persons responsible for the maintenance.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

REASON: in order to fulfil the requirements of paragraph 175 of the NPPF by ensuring that Biodiversity Net gains are achieved, an EDS will be required to be provided prior to the commencement of development.



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iii) Prior to commencement a landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to first occupation of the development. The content of the LEMP shall include the following:

Description and evaluation of the features to be managed.

Aims and objectives of management

Appropriate management options for achieving aims and objectives

Prescription for management actions

Preparation of work schedule (including an annual work plan capable of being rolled forward over a 20 year period)

Details of body or organisation responsible for implementation of the plan.

Ongoing monitoring and remedial measures.

The LEMP shall include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

REASON: To protect and enhance the site for biodiversity in accordance with paragraph 175 of the National Planning Policy Framework, Policy ES6 of the Stroud District Local Plan 2015 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

- 6.2.2.6 Comments - The submitted ecological impact assessments and letter show that the site consists of poor semi improved grassland, tall ruderals which were recently cleared under the supervision of an ecologist. Badger setts have been identified and surveyed since 2003, the most recent surveys being undertaken in 2020. Two new outlier/ subsidiary setts have appeared close to and within the site boundary since the original surveys.
- 6.2.2.7 Video surveying was undertaken using video surveys, the over a number of survey conducted over a couple of months no badgers were seen to enter or exit the outlier setts although animals were seen daily to walk around the sett entrances.
- 6.2.2.8 Due to the location of the sett entrances they will need to be closed under licence to allow the development to proceed lawfully. A Natural England licence will be required to close the entrances which are likely to experience disturbance.



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6.2.2.9 Further to this during site construction badgers and other mammals such as hedgehogs have the potential to fall into open excavations and as such any open excavations overnight will need to be covered completely by boards to prevent accidental entrapment of animals.

6.2.2.10 The scheme proposes a wildflower planting enhancements, these can be detailed in the required EDS and LEMPs.

6.2.3 Arboriculture Officer

No objection subject to the following conditions;

i) The development must be fully compliant with the FPCR Arboriculture Assessment (April 2021). The fencing must be fully compliant with figure 2 contained within BS5837: 2012 Trees in relation to design, demolition and construction recommendations

Reason: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area in accordance with Stroud District Local Plan Policy ES8 and with guidance in revised National Planning Policy Framework paragraphs 15, 170(b) & 175 (c) & (d).

ii) Prior to commencement of the development hereby approved (including any ground clearance, tree works, demolition, or construction) a pre-commencement meeting must take place with the main contractor / ground workers with the local planning authority tree officer.

Reason: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area in accordance with Stroud District Local Plan Policy ES8 and with guidance in revised National Planning Policy Framework paragraphs 15, 170(b) & 175 (c) & (d).

iii) Monitoring tree protection. Prior to commencement of the development hereby approved (including any ground clearance, tree works, demolition or construction), details of all tree protection monitoring and site supervision by a qualified tree specialist (where arboriculture expertise is required) shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

iv) Details of a scheme of hard and soft landscaping for development must be submitted to and approved by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping areas and boundary treatments (including the type and colour of materials), written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant size and proposed numbers/ densities. Any plants which fail within a five year period must be replaced.

Reason: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area in accordance with Stroud District Local Plan Policy ES8 and with



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guidance in revised National Planning Policy Framework paragraphs 15, 170(b) & 175 (c) & (d).

6.2.4 Senior Conservation Officer

The above site is situated adjacent to the Dursley Conservation Area. Special attention must be paid to the desirability of preserving or enhancing the character and appearance of the area. It has to be remembered that the built environment derives its character as much from the spaces between and around the buildings as it does from the buildings themselves.

- 6.2.4.1 Where Listed buildings or their settings, are affected by development proposals, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act requires the decision-maker to have special regard to desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses.
- 6.2.4.2 The historic assets in this case are the Dursley Conservation Area together with the listed buildings including the grade I Church of St James, the grade II* Raglan House, and, two grade II buildings, the Priory and the Gazebo. A number of other grade II listed buildings lie within the Conservation Area.
- 6.2.4.3 The proposal is for the residential development of Zone E with the erection of 28 dwellings together with public open space, access, parking and landscaping.
- 6.2.4.4 Due to the degree of separation between the application site and the historic asset, it is considered that the proposals will have a neutral impact on most of the designated heritage assets. The ones mostly affected are the Priory and the Gazebo but, again, due to the degree of separation, it is considered that the impact will be of less than substantial harm, the harm being only that of an encroachment of the built form on the historic rural setting of the buildings. However, it is acknowledged that this has previously been eroded and therefore the significance of this now carries little weight with respect to their special interest.
- 6.2.4.5 Paragraph 196 of the Framework states that any less than substantial harm should be weighed against the public benefits of the proposal. There will be public benefit from the proposals in the provision of new dwellings, and they therefore comply with paragraph 196 of the National Planning Policy Framework.
- 6.2.4.6 The application has been assessed in accordance with paragraphs 193 - 196 of the NPPF and Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.



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6.2.5 Environmental Health Officer

With respect to the planning application, the officer recommends that any permission should have the following conditions and informative applied;

6.2.5.1 Conditions;

i) No construction site machinery or plant shall be operated, no process shall be carried out and no construction-related deliveries taken at or dispatched from the site except between the hours 08:00 and 18:00 on Mondays to Fridays, between 08:00 and 13:00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.

ii) Construction/demolition works shall not be commenced until a scheme specifying the provisions to be made to control dust emanating from the site has been submitted to and approved in writing by the Local Planning Authority.

6.2.5.2 Informative;

The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of smoke/fumes and odour during the construction phases of the development by not burning materials on site. It should also be noted that the burning of materials that give rise to dark smoke or the burning of trade waste associated with the development, may constitute immediate offences, actionable by the Local Authority. Furthermore, the granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated smoke, fume or odour complaints be received.

6.2.6 Contaminated Land Officer

The officer notes the content of the Zone E Phase 1 Desk Study, Ref 17151-RLE-20-XX-RP-0-0070 dated March 2020. The concurs with the recommendation that a Phase 2 site investigation is required and advises that the full contaminated land condition is imposed upon any permission granted.

6.2.7 Community Services Officer (Waste Management)

Having reviewed the site layout, advises the bin collection point opposite no 24, needs to be brought closer to the entrance to the main route through the development, as it is noted the vehicle sweep analysis plots the refuse vehicle should not travel on hatched area of the road. This means that operatives will have to walk from the vehicle to the bin collection point multiple times with bins. A suitable location is suggested.

6.2.7.1 In addition the refuse collection plan identifies that the intention is for residents to have 2 x communal 1100 litre bins for non-recyclable waste. When full these bins will be extremely heavy and would be difficult to wheel the distance from the proposed bin collection point to the vehicle and pose a risk of injury.

6.2.7.2 The area directly in front of the bin collection point should be hatched or signage installed to ensure access is kept clear of cars.



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6.2.7.3 The officer advises that the corners of the turning areas should have double yellow lanes, to prevent parking and creating access/turning issues for collection crews.

6.3 Gloucestershire County Council Technical Officers

6.3.1 Highway Authority

Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order, 2015 has no objection subject to conditions and financial obligations.

6.3.1.1 The justification for this decision is provided below.

6.3.1.2 The highway authority has previously responded on this application, most recently on 21 May 2021. It has been noted that the proposed arrangement for parking for plot 1 was considered not to be acceptable. The proposed site layout Plan 2103 Rev A shows that the parking proposals have been amended.

6.3.1.3 The extents of the adoptable highway that were shown on drawing no 0150 Revision P2 extended only to the back of the footways. They did not have regard to the necessary forward visibility envelopes which must all be included as highway to be adopted.

6.3.1.4 A revised Agreement Plan drawing no 04069 0150 Revision P7 has now been submitted which shows the required visibility splays and envelopes within the areas to be adopted.

6.3.1.5 Similarly, a revised Visibility Plan drawing no 0159 Rev P2 has been submitted to show the junction visibility splays at the junction opposite Plots 5 and 7. These splays are required to provide forward visibility envelopes on the approaches to the junction.

6.3.1.6 It is noted that a kerbing plan drawing no 0206 Rev P2 has been submitted. Longitudinal road sections have also been provided on drawing no 0153. However, this response at planning stage does not imply acceptance of these or other technical and construction details, which must be the subject of formal review and agreement through the technical and s.278 approval processes.

6.3.1.7 The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.



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6.3.1.8 Conditions

- i) Prior to commencement of the development hereby permitted details of a construction management plan or construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:
- o Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - o Routes for construction traffic;
 - o Any temporary access to the site;
 - o Locations for loading/unloading and storage of plant, waste and construction materials;
 - o Method of preventing mud and dust being carried onto the highway;
 - o Arrangements for turning vehicles;
 - o Arrangements to receive abnormal loads or unusually large vehicles; and
 - o Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

- ii) Prior to the first occupation of any dwelling hereby permitted the means of access for vehicles, pedestrians and cyclists for that dwelling shall have been constructed and completed in accordance with the approved plans.

Reason: In the interest of highway safety.

- iii) Prior to the first occupation of any dwelling hereby permitted secure and sheltered cycle storage facilities within the curtilage of that dwelling shall have been made available for use in accordance with the local authorities' standards and those facilities shall be maintained for the duration of the development.

Reason: To ensure the provision and availability of adequate cycle parking and in the interest of promoting sustainable travel.

- iv) Prior to the first occupation of any dwelling hereby permitted the dwelling shall have been fitted with an electric vehicle charging point. All charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 [and Manual for Gloucestershire Streets]. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced



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in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

Reason: To promote sustainable travel and healthy communities.

6.3.1.9 Informatives

The development hereby approved will involve works to be carried out on the public highway and the applicant/developer is required to enter into a legally binding Highway Works Agreement (including appropriate bond) with Gloucestershire County Council before works commence. The Agreement will specify the works and the terms and conditions under which they are to be carried out.

6.3.2 County Archaeologist

An archaeological evaluation was carried out at the proposed development site in 2002 as part of the wider Lister Petter works and adjoining land development. Two trial trenches within the site recorded nothing of archaeological interest. An archaeological Desk Based Assessment submitted with this application has concluded a low potential for significant archaeological remains to be impacted by the proposals, based on archaeological investigations within the surrounding area.

6.4.2.1 On the basis of the above it is recommended that no archaeological investigation or recording is necessary in relation to this application.

6.3.3 Lead Local Flood Authority LLFA

The LLFA has no objection to the revised drainage strategy shown in drawing 04069-A-0152 Revision P4.

NOTE 1: The Lead Local Flood Authority (LLFA) will give consideration to how the proposed sustainable drainage system can incorporate measures to help protect water quality, however pollution control is the responsibility of the Environment Agency

NOTE 2: Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the LLFA.

NOTE 3: Any revised documentation will only be considered by the LLFA when resubmitted through suds@gloucestershire.gov.uk e-mail address. Please quote the planning application number in the subject field.

6.3.4 Community Infrastructure Officer

Summary of financial obligations requested by Gloucestershire County Infrastructure Officer are as follows;

Pre-School Provision (7.2 places)	£108,655.20
Primary School (Stonehouse Park Junior School)	£0.00
Secondary School (11-16)	£93,552.00
Secondary School (16 to 18)	£38,660.16
Library Provision (Stonehouse)	£5,488



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6.6 - Public

6.6.1 There has been approximately 35 responses received from the local community originating from 29 households. This is across both sessions of public consultation. The comments received have raised objection to the proposal. The key issues of concern identified in the responses are set out below

6.6.2 Principle/History Issues

The site was excluded from the Outline application and therefore the principle of development is not established - St Modwen has given assurances that the area would not be developed
The site was to be retained as greenfield
The proposed development is contrary to the Dursley Neighbourhood Development Plan
Contrary to the Council Carbon Neutral Vision
Earlier proposals to build on the site deemed to be unsuitable due to topography issues.

6.6.3 Design, Landscape Local Character issues

The site is not previously developed land as submitted by the applicant and historically is a green field site
Maintenance of the ground and associated landscaping/planting should be established.
There is criticism of the design of the buildings and layout of the development, and concern is raised that the development would be incongruous in the landscape.
Concern is raised as to the negative impact of the proposed engineering works (cutting of the embankment)
Concern is raised as to the impact of the development on the character of the Dursley Town Centre Conservation Area
Detrimental impact upon existing trees on the site
Loss of a semi-rural location

6.6.4 Highway and Access Issues

The proposed development would result in conflict between pedestrians and motor vehicles on Knapp Road where there will be an increase in pedestrian movement
The footpath to The Knapp should be maintained and prepared in perpetuity. This should be made a Public Right of Way
The link from the site to The Knapp is not suitable for pedestrians as it is overgrown and is not secure or overlooked
It is suggested that a pedestrian link is provided to Rednock Drive.
The link to The Knapp is not required as there are alternatives
Windsor Road should not be used as a pedestrian route to and from the site.

6.6.5 Ecology/Biodiversity Issues

Negative impact on the natural habitat associated with Ewelme Valley
The proposed development does not provide a net ecological gain.
The site has been subject to extensive clearance and removal of existing habitat



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Ecological information has not been provided for consideration
The area is a sanctuary for wildlife
Loss of wildlife habitat for protected species
Various species of wildlife are reported using the site
The area should be protected from development

6.6.6 Residential Amenity

Potential loss of light and outlook as a result landscaping
Impact on the security of nearby residential properties
Seating associated with the open space will result in unacceptable noise and antisocial behaviour
Potential light pollution
Overlooking from 2.5 and 3 storey dwellings

6.6.7 Other Issues

Concerns about the stability of the ground and potential damage to properties associated with Windsor Road/The Knapp and insurance liabilities and potential long term cost liability to members of the Littlecombe Community Interest Company.
Ground investigations are requested
The cul-de-sac associated with Windsor Road should be securely fenced and maintained
Security fencing should be provided at properties backing onto the 'Listers footpath'
There is a lack of community facilities and infrastructure
Damage to trees within adjacent properties
The community was not made aware of the application.

7 NATIONAL AND DEVELOPMENT PLAN POLICIES

7.1 National Planning Policy Framework July 2021

7.2 Adopted Local Plan; Stroud District Local Plan (adopted) 2015.

7.2.1 Strategic Objectives
SO1 Accessible Communities
SO4 Transport and Travel
SO5 Climate Change and Environmental Limits

7.2.2 Core Policies
CP1 Presumption in favour of Sustainable Development.
CP2 Strategic Growth and Development Locations.
CP3 Settlement Hierarchy.
CP4 Place Making

7.2.3 Core Policies - Homes and Communities
CP6 Infrastructure and Developer Contributions
CP7 Lifetime Communities
CP8 New Housing Development
CP9 Affordable Housing



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- CP14 High Quality Sustainable Development
- 7.2.4 Delivery Policies - Homes and Communities
HC1 Residential Development in Urban Areas
- 7.2.5 Delivery Policies - Economy and Infrastructure
EI11 Promoting Sport, Leisure and Recreation
EI12 Promoting Transport Choice and Accessibility.
EI13 Protecting and Extending our cycle routes
- 7.2.6 Delivery Policies - Environment and Surroundings
ES1 Energy Efficiency and Sustainable Construction
ES3 Maintaining Quality of Life Within Our Environmental Limits
ES4 Water Resources, Quality and Flood Risk
ES6 Biodiversity and Geodiversity
ES7 Landscape Character
ES8 Trees and Hedgerows and Woodlands
ES10 Valuing Historic Environment and Assets
ES12 Better Design of Places.
ES14 Provision of Semi-Natural and Natural Green Space with New Residential Development
ES15 Provision of Outdoor Play Space
ES16 Public Art Contributions
- 7.3 Dursley Neighbourhood Development Plan (2019)
- 7.3.1 Environment and Sustainability
ES1 Ancient Woodlands
ES2 Key Views and Landscape
- 7.3.2 Housing
H1 Housing Development
H2 Housing Quality
- 7.3.3 Character and Design
D2 Character and Design
- 7.3.4 Services and Facilities
SF1 Community Facilities
SF2 Local Green Space Designations
- 7.3.5 Traffic and Transport
T1 Car Parking
T2 Improve Connections for Cyclists and Pedestrians
- 7.4 County Level Development Plan
Gloucestershire Local Transport Plan (2020 to 2041)
Minerals Local Plan (2018 to 2032)



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7.5 Other relevant documents

Planning Obligations Supplementary Planning Document (July 2017)

Stroud District Landscape Assessment Supplementary Planning Guidance (November 2000).

Stroud District Residential Design Guide Supplementary Planning Guidance (November 2000).

8 PRINCIPLE OF DEVELOPMENT

8.1 - Site History - The application site is located on land that was included within the Stroud District Local Plan (November 2005) as an allocation for mixed use development under Policy HN1 (site allocation MU3). The allocation broadly detailed a development consisting of up to 600 dwellings, employment uses, open space and conversion of existing buildings.

8.2 Outline planning application (S.05/0498/OUT) was approved in July 2008. The approved development aligned with the scope of the 2005 local plan policy allocation. This has been partially implemented via reserved matters approvals. The outline consent was supported by a masterplan that identified a series of 'zones' of development. The application now under consideration relates to 'zone E' identified in that masterplan.

8.3 A subsequent 'hybrid' planning application (S.15/0476/OUT - a mix of detailed and outline proposals) was approved in May 2016. This also aligned with the scope of the 2005 local plan policy. The application sought to address site constraints by modifying the associated masterplan to reduce the developable area and amend play provision. At that point, the area of land referred to as 'zone E' was omitted from the proposal. Again, the hybrid approval has been implemented and development is well underway.

8.4 Notwithstanding the above, the subsequent omission of 'zone E' does not imply that the area of land subject of this application is excluded from future development. It does not prevent a further application relating to that area of land from being submitted. Indeed, it is of note that the reserved matters approval for 'zone F' (immediately to the south and which also provides the access link to the development proposal now under consideration) makes reference to a 'potential development phase' on the 'zone E' area of land. This does not support anecdotal evidence that the area of land subject to this application would be reserved (by the developer) entirely as open space and left undeveloped.

8.5 Whilst the outline/hybrid approvals have been implemented, it is no longer possible to submit application for the consideration of reserved matters as the time scale for doing so has expired. Accordingly, it is necessary to submit a full planning application for consideration.

8.6 Furthermore, the 'land allocation' held under the Stroud District Local Plan (November 2005) was not carried forward to the current/adopted Stroud District Local Plan (November 2015). As such, the development submitted under this planning application stands alone and must be considered on its own planning merit; and in the context of the adopted development



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plan unless material planning considerations indicate otherwise (in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004).

8.7 The site is located well within the Cam and Dursley settlement boundary; and within easy walking distance of Dursley Town Centre and the wide range of services it provides. Dursley (and Cam) is a first tier settlement as defined in Policy CP3 (Settlement Hierarchy) of the Stroud District Local Plan. First tier settlements are the primary focus for the delivery of new growth and development as sustainable locations. The location of the site is such that it has excellent access to existing services, community facilities, employment and public transport and other sustainable modes of transport.

8.9 For the reasons set out below officers are satisfied that the proposed development is consistent with the broad policy context of the adopted development plan (and this includes the Dursley Neighbourhood Development Plan). Officers consider that the proposed development is sustainable and acceptable in principle; and, meets the objectives of Paragraph 11c of the National Planning Policy Framework. Substantial weight in favour of the proposed development is attributed to this factor.

9 NEW HOUSING PROVISION

9.1 The proposed development would provide 28 new dwellings. 8 of the dwellings (approximately 28%) are proposed to meet the requirement for affordable dwellings as part of new housing development; whilst the remaining 2% would be off set via a financial sum. This would be secured through appropriate legal agreement. The applicant has confirmed agreement with this approach in principle.

9.2 There is no 'in principle' objection to the proposed development. Whilst Stroud District Council currently maintains a healthy 5 year housing supply, the proposed development would, nonetheless, provide a positive contribution the council's land supply in a sustainable location. Given the amount of dwellings proposed moderate weight in favour of the proposal is attributed to this factor.

9.3 The Stroud District Council Housing Strategy and Community Infrastructure Manager has confirmed that the provision of affordable housing as part of the development is acceptable. Officers are satisfied that the proportion (along with the financial sum) in this way would make a positive contribution to the Affordable housing need in the district- of which there is currently an unmet need annually. It is also confirmed that the tenure mix is acceptable and dwelling sizes and types proposed will address local housing need. The proposal is policy compliant in that regard. Significant weight in favour of the proposed development is attributed to this factor.

10 LOCAL CHARACTER, DESIGN AND APPEARANCE

10.1 - Local Character - The site forms a parcel of open land located between new residential development associated with Lister Road (Littlecombe Development Area) to the East and existing development associated with The Knapp and Windsor Road. The land contains a mix of vegetation including scrub and small woodland/copse. The site slopes



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towards the East and South forming the Western side of the Ewelme Valley; the Eastern side of which has been extensively redeveloped as part of the Littlecombe Development Area. Prior to this, the area was dominated by the former Lister-Petter Factory. Views of the site are accessible from the Long Street/Lister Road/Drake Lane intersection and from Long Street/Victoria Close and Chestal. Direct views of the site are also available from the Eastern end of Windsor Road and from the Car parking area associated with the Sainsbury's Supermarket.

10.2 The views of the site are confined to its immediate context as described above. The site is not easily visible from the wider area or beyond the general limits of Dursley Town Centre. Similarly, wider views of the surrounding area (and the Cotswolds) are not easily achieved from the site.

10.3 Policy ES13 of the Stroud District Local Plan seeks to protect spaces that contribute to the distinctive form, character and setting of a settlement; recognising that open spaces also improve quality of life through opportunities for formal and informal recreation. The policy indicates that local communities will designate local green spaces as part of a Neighbourhood Plan. Whilst the application site is not specifically identified as being within an 'open space' for formal or informal recreation (such as amenity grassland) the Dursley Neighbourhood Development Plan acknowledges the land as forming a Wildlife Area with mixed habitats.

10.3 The consideration of the impact of the proposed development upon ecology is set out later in this report. However, the land does form open space that follows the topography of Ewelme Valley separating existing urban development. It is not easily accessible and as such does not offer any material benefit as informal public open space. Nonetheless, from a visual character perspective, officers consider that area of land does provide a positive contribution to the immediate character of this part of Dursley.

10.3 Accordingly, officers consider that the site is within an area of open space that is captured by the objectives of Policy ES13. However, as noted above, it is not easily accessible and as such its value is somewhat confined to a visual benefit in terms of the character of the area.

10.4 Notwithstanding this position, the immediate and wider context of the site is urban in nature. The Littlecombe Development to the East and immediate South is now well underway and now forms a significant part of the character of the area. The assessment of this planning application should also be considered in the context of the existing and emerging town scape - which itself is bringing about substantial areas of informal open space and interlinked green spaces. These are associated with the river basin and its catchment.

10.4 - Impact of the Proposed Development - The proposed development would introduce 28 new dwellings and associated access road into the central part of the site. The land take is relatively narrow and would retain around 50% as undeveloped land. Beyond the limit of the application site, further land that is within the Dursley NDP Wildlife Area would be retained. Accordingly, a relatively modest part of the NDP Wildlife Area would be developed. Furthermore, the development will also provide informal landscaping that would result in



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improved access to the area for informal recreation. The landscaping would also provide specific ecological mitigation and management in that area and this would form part of the wider green infrastructure associated with the Littlecombe Development Area.

10.5 Whilst officers acknowledge that the introduction of new dwellings would result in the loss of part of the open area of land, it is considered that the managed landscaping proposed as part of the development would act to provide positive mitigation against that loss and complement new infrastructure being provided in the surrounding context.

10.6 The layout of the proposed development is linear in nature and is accessed from a new road leading to a cul-de-sac arrangement. The proposed dwellings would be positioned on the Western side of the access road and (in general terms) face in an Easterly direction. When viewed 'on plan' this sort of arrangement would not normally be considered to constitute good design. However, it is important to consider this layout in the context of the wider Littlecombe Development Area and the relationship of the proposed dwellings with the emerging development and the topography of the landscape.

10.7 In this instance, the proposed development would face towards landscaped area associated with the River Cam/Ewelme basin on the opposite side of which, new dwellings also face in a Westerly direction across the landscaped area. In this context officers are satisfied that the layout of the proposed development is acceptable.

10.8 The proposed buildings are designed to complement existing buildings associated with the wider Littlecombe Development Area and utilise matching materials and detailing. This is considered to be acceptable in urban design terms.

10.9 Given the topography of the existing site, the development will involve substantial engineering works to provide level platform for the construction of the dwellings. This would involve 'cut and fill' regrading methods. This is consistent with the approach taken across other areas of the Littlecombe Development Site. Approximately two thirds of the length of the site (considered from North to South) would be regraded, with the embankment effectively becoming steeper over the length of the site to the east of properties associated with Windsor Road. The Northern area of the site would not be regraded but would instead be cut and retained behind a 6-metre-high gabion wall.

10.10 The regraded embankment would be subject to comprehensive landscaping as part of the development and would include native shrub and tree planting as well as wild flower meadow planting. Accessible areas would be provided at the Southern part of the site and this includes native fruit tree planting, walk way and benching. Further accessible areas would be provided in the Northern area of the site. Again this would include native tree planting and wild flower meadow as well as a walk way providing access to the existing pedestrian route linking the site to The Knapp.

10.11 Whilst it is acknowledged that the engineering works are substantial in nature this impact is highly localised. The proposed landscaping treatment is considered to provide suitable mitigation against the impact and would form an acceptable backdrop to the proposed dwellings. As the development matures, the landscaping associated with the



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embankment areas will also establish and allow this element of the development to integrate into the surrounding landscape.

10.12 Overall, whilst the development result in some localised landscape harm officers are satisfied that the proposed development would be consistent with the character and scope of the wider Littlecombe Development. It is also considered that the proposed landscaping would act to positively mitigate the impact of the development. Accordingly, neutral weight is attributed to this factor.

11 ARCHAEOLOGY & HISTORIC ENVIRONMENT

11.1 An archaeological evaluation has been carried out in respect of the wider Littlecombe Development Area in 2002. The County Archaeologist notes that trial trenching carried out at the time did not find archaeological interest. A further desk based assessment has been carried out has been provided with this application that indicates that there is a low potential for archaeological remains to be present at the proposed development site. Accordingly, the County Archaeologist is satisfied that there is no further archaeological investigation required. The proposed development is acceptable in archaeological terms. Neutral weight is given to this factor.

11.2 The context of the site is such that it is set within modern urban development. A number of heritage asset are present in the close and wider locality including The Church of St James, Raglan House, The Gazebo and The Priory. The Dursley Conservation Area is also situated to the South of the site and contains a wide range of designated and non-designated heritage assets. Views of the application site are available from Raglan House and The Priory. The context of these buildings is made up of the emerging Littlecombe development which, at this point includes an open landscaped area providing separation to Long Street and the new development. The application site is also set beyond an area of land that will become part of the landscaped area, which provides further separation between the heritage assets and the proposed development. Accordingly, officers are satisfied that the degree of separation and proximity to heritage assets (including the Conservation Area, The Priory and Raglan House) is such that there would be no material impact or harm resulting from the development and the heritage assets. Neutral weight is given to this factor.

12 ENVIRONMENTAL ISSUES

12.1 Ecology - The Stroud District Council Biodiversity Officer has considered the proposed development in the context of ecological constraints associated with the application site. In this instance, officers are satisfied that the development is acceptable in ecological terms, subject to appropriate planning conditions. The Biodiversity Officer has suggested specific conditions/planning obligations are attached in the event of the approval of this application that secure the following (subject area);

- Planning obligation to secure proportionate funds (commuted sum) towards the Severn Estuary SPA/SAC avoidance mitigation strategy; or a development specific bespoke mitigation strategy (the applicant has committed to the payment of a commuted sum which amounts to £10,780 (28 x £385);



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- Ecological measures/works carried out in accordance with the requirements identified in the submitted Ecological Appraisal
- The provision of an Ecological Design Strategy (EDS)
- A Landscape and Ecological Management Plan (LEMP);

12.2 Officers are satisfied that the submitted ecological assessment and supporting information application show that the site consists of poor quality semi-improved grassland and tall ruderals. This is considered to represent sub-optimal habitat for protected species and as such the site itself carries limited ecological value. It is noted that the site has been cleared under the supervision of a qualified ecologist.

12.3 The site and general surrounding area is known to support badgers. Two outlier/subsidiary setts are present within the boundary of the site. There is a further outlier/subsidiary sett and main sett beyond the site boundary, with the main sett being approximately 70 metres clear of the development site. However, these are not located in positions where physical development would occur. Recent survey information suggests that the outlier/subsidiary setts are not being used, but it is clear that badgers are present on the land around the setts. Accordingly, it will be necessary to close the setts to enable the development to proceed in accordance with the Protection of Badgers Act 1992. This would be required under licence from Natural England. It is noted that the Ecological Assessment and supporting information provides the appropriate mechanisms for mitigating impact and protecting badger (and other biodiversity interest) as part of the development proposals. Appropriate planning conditions to secure these measures can be applied in the event that this application is approved.

12.4 As noted earlier in this report, the Dursley Neighbourhood Development Plan acknowledges the land as forming a Wildlife Area with mixed habitats. Policy ES13 (d) of the Stroud District Local Plan seeks to protect open space that 'forms part of an area of value for wildlife'. The Stroud District Biodiversity Officer notes that the site itself is of limited ecological value. However, the proposed development brings about the opportunity to improve the ecological value of the site alongside new development; and to allow it to complement existing green/ecological corridors in the locality and as part of the wider Littlecombe development. As part of the development proposals there would be high proportion of landscaping provided, with the 'built development' occupying around half of the area of the site. The proposed landscaping would introduce native plant species and wild flower meadow as well as retaining existing banks of trees and vegetation. It is considered that the proposed landscaping represents a high quality 'Green Corridor, that would provide positive ecological habitat as well as informal open space; and, represents an opportunity to improve and enhance the ecological value of the area whilst providing new residential development. This area would also link into the existing 'Green Corridor' that is present in the immediate locality and has been provided and enhanced throughout the Littlecombe Development Area. This linkage between the existing and proposed corridors will increase connectivity throughout the site and aid in connecting the site to the wider ecological network. As such, the development would continue to provide foraging habitat for badgers and other species present in the Cam/Ewelme Valley.



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12.5 The landscaped area would be subject to a Landscape and Ecological Management Plan (LEMP) and Ecological Design Strategy (EDS) that would provide the mechanisms and maintenance/management regimes for the landscaped areas to ensure that they continue to maximise their value for biodiversity and achieve the objectives of the ecological mitigation measures. Officers are also satisfied that the Ecological Assessment provides the appropriate mechanisms for protecting ecological interest (including protected species) during the construction phase of the development. This can be secured by appropriately worded planning condition in the event that this application is approved and the management of the area also secured by appropriate legal agreement.

12.6 Whilst not specifically included within this application/proposal the applicant has indicated that it is exploring the opportunity for bringing the area of land immediately to the North of the site for use as potential informal open space and ecological enhancement. This land is within the ownership of the applicant and as such the prospect of this measure coming forward is a reasonable one. However, at this stage it is not a matter that can be given weight in the consideration of this planning application. It should also be noted that officers do not consider that the recommendation to approve this planning application is not reliant on this measure. However, this does demonstrate that the development site is capable of providing measures for ecological/biodiversity improvements in the wider area; and the measures proposed as part of the application are viable starting position for that.

12.7 In addition to the above, the developer acknowledges that the site falls within the catchment area for the Severn Estuary SAC/SPA avoidance strategy. In this regard, the developer has committed to the payment of the appropriate commuted funds towards the strategy (amounting to £10,780).

12.8 Officers consider that the ecological/biodiversity impact of the development can be adequately mitigated and that appropriate measures can be secured to improve the ecological value of the site and immediate surrounding area as part of the proposed development. Appropriate off setting in respect of the potential impact on the Severn Estuary can also be secured. Accordingly, moderate weight in favour of the proposed development is attributed to this factor.

12.9 Drainage/Hydrology - The site is within Flood Zone 1 and as such is not itself at risk from flooding. The Lead Local Flood Authority has confirmed that the proposed drainage engineering is acceptable. These measures can be secured via an appropriately worded planning condition in the event that this application is approved. Accordingly, officers are satisfied that the development would provide acceptable surface water drainage. In neutral weight is attributed to this factor.

12.10 Arboriculture - The application site does not contain any individual or grouped Tree Preservation Orders. However, there are linear groups of trees to the East of the site and a copse of trees/woodland area to the North of the site.

12.11 The application is supported by an Arboricultural Assessment. This includes a comprehensive tree survey, tree/retention protection measures (including protective fencing) and methods for the planting of new trees. The Stroud District Arboricultural Officer is



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satisfied that the submitted information adequately addresses the impact on Arboricultural interest associated with the application site; and as such advises that conditions are attached to any consent to secure the identified measures. iNeutral weight is attributed to this factor.

12.12 Conditions relating to the monitoring and pre-installation site meetings are not considered necessary; and as such do not meet the requirements of the Planning Practice Guidance in respect of conditions. The developer is obliged to implement measures in accordance with agreed details (and this is controlled by condition). A landscaping plan has been submitted with this application and can be secured by appropriate condition in the event that the application is approved.

12.13 Building performance, Sustainability and Climate Change - The proposed development is located in a highly sustainable location close to local and national modes of public transport. It is also within walking distance of local shops and services offered in Dursely Town Centre. Officers consider that this allows the proposed development to make a positive contribution to a sustainable form of living.

12.14 It is anticipated that the development will perform well against the required Building Regulation standards which requires a high performance (such as insulation and efficient heating) in new build dwellings. The applicant indicates that the development proposals adopt a 'fabric first approach' to reduce energy use and carbon emissions that exceed the requirements of the current building regulations. This includes;

- Air Permeability - 50% improvement on Building Regulations to achieve 5 m³/hm² compared to Building Regulations requirement of 10 m³/hm².
- Water Efficiency - 12% improvement on Building Regulations to achieve 110L pp/pd/pd (per person/per dwelling/per day) compared to Building Regulations requirement of 125L pp/pd/pd.
- External Walls and Insulation - 125mm cavities, fully filled with high performing insulation providing a 30% improvement on Building Regulations to achieve 0.21 w/m²K compared to Building Regulations requirement of 0.3 w/m²K.
- Floor insulation - 40% improvement on Building Regulations to achieve 0.15 w/m²K compared to Regulations requirement of 0.25 w/m²K.
- Roof insulation - 50% improvement on Building Regulations to achieve 0.10 w/m²K compared to Building Regulations requirement of 0.2 w/m²K.
- Openings (windows) insulation - 31.5% improvement on Building Regulations to achieve 1.37 w/m²K compared to Building Regulations requirement of 2 w/m²K

12.15 The applicant indicates that the dwellings would also provide water efficiency measures, and active energy efficiency measures such as low energy and LED lighting and highly efficient boilers, heating controls and radiator valves to reduce energy consumption. Construction materials are also to be sustainably sourced.

12.16 Whilst the development does not include the provision of specific renewable energy generation, it is expected that the above measures will ensure that the proposed dwellings will be highly energy efficient and exceed building Regulation Standards. Furthermore, all 28 dwellings on the proposed development would be provided with the infrastructure for the



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future provision of 7.2kw 'electric car charging points' so allowing for existing ownership and future transition to low/emission free vehicles. Essentially, this infrastructure would provide the routing and cabling up to the point where the necessary EV socket can be installed. This would allow the occupier of the respective dwelling to install a specific EV socket dependant on market/preference and vehicle specification/requirements. Officers are satisfied that the extent of this provision is acceptable and this can be secured by appropriately worded condition in the event that the application is approved.

12.17 Ground Conditions the Contaminated Land Officer has considered the submitted ground investigation information. The officer advises that site specific testing and potential remediation is necessary. This can be secured by appropriately worded condition in the event that this application is approved. Neutral weight is attributed to this factor.

12.18 Waste Management Domestic waste and recycling for the operational phase (occupation) of the development would be implemented through the Stroud District Recycling regime as a service offered by Stroud District Council. Officers are satisfied that the development would provide the necessary road and infrastructure to allow residents to take advantage of that service.

12.19 A relatively large volume of earth (inert waste) would be required to be moved to make way for the proposed development (cut and fill). This is similar to other areas of the Littlecombe Development Area. The applicant has confirmed that as much material will be retained on site for reuse within the development area. Where materials are to be exported off site, the applicant has confirmed that this will be re-used locally and in compliance with the Development Industry Code of Practice. Furthermore, it is a requirement of the Environmental Protection Act to provide a Waste Management Plan to the Local Authority (Gloucestershire County Council) for approval. On this basis, officers are satisfied that a planning condition is not required in this respect should permission be granted. Neutral weight is attributed to this factor.

13 HIGHWAY IMPACT AND ACCESSIBILITY

13.1 The proposed development is accessed from Lister Road via the approved access to 'Zone F' as approved under planning permission S.19/1090/REM. The 'Zone F' consent includes a spur ready for the proposed access.

13.2 The Highway Authority has confirmed that it raises no objection to the proposed development subject to conditions to secure the following;

- Delivery of access, parking and turning facilities provided prior to first occupation of the development;
- The provision of residential electric vehicle charging points;

13.3 Access and General Layout - The proposed access would continue the existing arrangement from Lister Road. The Highway Authority considers that the junction onto the existing arrangement is acceptable and that the general arrangement of the proposed development is acceptable. Sufficient off street parking is provided for each of the proposed



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dwelling and this includes provision of Electric Vehicle Charging points. Adequate cycle storage is also provided.

13.4 Paragraph 111 of the National Planning Policy Framework (July 2021) makes it clear that Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Given the amount of dwellings proposed and the relationship of this development with the wider Littlecombe Development, officers are satisfied that there is adequate capacity to handle the vehicular movements resulting from the proposed development. The development would not result in a detrimental highway impact in the surrounding locality and as such is acceptable in that regard.

13.5 Local residents have raised concern about the use of the 'Lister Path' to provide a link from the development to The Knapp. The issue being raised focusses on the nature of The Knapp and the lack of pedestrian footway facilities. The Knapp is a no through road and as such traffic is generally made up of residents who access The Knapp and Windsor Road. The Knapp also provides some pedestrian access from the wider area to Dursley Town Centre. Whilst the use of the 'Lister Path' would potentially increase pedestrian movements, it is not considered that this would result in a material change in the balance of pedestrians and motorised vehicles using The Knapp. Whilst The Knapp does not provide dedicated footways, the nature/status of the road as a public highway is such that pedestrian and vehicular conflict is not at an extent where a severe highway safety impact would occur as a result of the use of the 'Lister Path'. Essentially, the proposed development would not materially change the current situation. Furthermore, the use of the 'Lister Path' is considered to offer a viable and sustainable walking/cycling route from the site (and the wider Littlecombe development) to Dursley and other areas of Dursley - in particular nearby schools. Whilst there may be some impact, officers consider that any potential negative impact is outweighed by the benefit of using the 'Lister Path'.

13.6 Having regard to the above, officers are satisfied that the proposed development is acceptable in highway safety and access terms and would not result in a severe highway impact. Neutral weight is attributed to this factor.

14 RESIDENTIAL AND GENERAL AMENITY

14.1 Overlooking, privacy and Proximity - The site is located to the East of existing dwellings associated with Windsor Road and The Knapp and to the West of new dwellings under construction/completing on the Littlecombe development.

14.2 The development is set below the level of existing dwellings on Windsor Road and The Knapp. The relationship of the proposed development with those dwellings is such that there would be limited opportunity for overlooking and indivisibility to occur between existing and proposed dwellings. Whilst there would be views across the backs of houses on the development from existing gardens and public highway there is sufficient separation distance to preclude any detrimental impact. Furthermore, landscaping would also provide screening in that context.



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14.2 Similarly, the dwellings to the East (on the new development) are located across the river valley and separated by existing and proposed landscaping. The dwellings would be approximately 60 metres apart. In broad terms, the relationship of the proposed dwelling and existing dwellings surrounding the site would be consistent with normal sub-urban relationships and is acceptable in that regard.

14.3 Noise, Dust and Light Impact Given the relationship of the proposed development and the surrounding locality, officers are satisfied that there would be no detrimental impact upon the amenity of existing residential dwellings as a result of noise or lighting. The level of traffic generation from the new development would be low and the level of traffic noise is unlikely to be discernible in the context of the site. Lighting would be installed on the adopted highway. However, modern lighting street lighting is designed to be highly directional and is not likely to result in significant light spill beyond the public area of the development. During the construction phase, there will be noise resulting from operational vehicles and general construction practices. These activities are subject to environmental controls under the Environmental Health Legislation. Nonetheless, it is considered appropriate to control working practices via appropriately worded conditions to secure a Construction Management Plan, Dust Management Plan and construction working hours.

14.4 Some concern has been raised as to the introduction of a seating area to the south (and below the level) of dwellings associated with Windsor Road. Concern is focussed at the potential for noise and/or anti-social behaviour. The bench would form part of the informal open space associated with the development and is considered to be an appropriate measure in this context. It is noted that a similar bench and location has been approved under planning permission S.19/1090/REM and can be installed under that development. Notwithstanding this, should there be a noise nuisance or anti-social behaviour occurrence at the bench, this is a matter for appropriate Environmental Health Legislation or the Police.

14.5 Accordingly officers are satisfied that the proposed development is acceptable in this regard. Neutral impact is attributed to this factor.

15 COMMUNITY INFRASTRUCTURE LEVY CONSIDERATIONS (CIL)

15.1 As set out earlier in this report, the proposed development is a stand-alone proposal and is not considered part of the former strategic allocation promoted under the Stroud District Local Plan 2005 (Policy NH1 (MU3)). Accordingly, the proposed development is CIL liable and the associated infrastructure required to off-set the proposed development is to be funded through CIL.

15.2 Schools and Library Infrastructure - The Gloucestershire County Council Infrastructure Officer has set out the requested funding required to meet the needs of the proposed development. The appropriate mechanism for securing funding is through CIL and officers are satisfied that this factor is adequately addressed and no further contribution is sought. Neutral weight is attributed to this factor.

15.3 Other Infrastructure - Infrastructure including open/plays space and green infrastructure is also appropriately funded through CIL and as such the impact of the



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proposed development in the wider infrastructure terms is appropriately mitigated. No further funding request is sought. iNeutral weight is attributed to this factor.

15.4 It is also noted that the wider locality associated with Littlecombe will provided high quality open/play space/youth provision and 'green infrastructure' in the form of the green corridors. Whilst this development proposal stands alone the site has very good access these facilities and as such adequately catered for in that regard. Given this factor and the scale of the proposed development in its context, it is not considered necessary to provide on site provision with in the application site.

16 OTHER ISSUES

16.1 Civil Matters - Local concern has been raised as to the potential for the cost of maintenance or repair of the proposed gabion wall structures to be passed onto the members of the Littlecombe Community Interest Company (effectively the residents of the Littlecombe development). It is understood that the gabion structures would be conveyed to a third party. Nonetheless, this is a civil matter and carries no weight in the consideration/determination of this planning application.

16.2 Private Security Concern is also raised as to the potential security of properties that back onto 'Lister Path' as a result of its use as a pedestrian access onto the proposed development from Knapp Road. Whilst officers acknowledge that there is the potential for footfall to increase along this route, that is not to say that there would be a significant change to the security aspects of properties backing onto the route. It is of note that the route can be easily accessed, irrespective of the presence of new development in the locality and as such it is unlikely that the risk of crime would be worse than it is now as a result of the development. The security of individual property is a matter for the owner and as such is civil in nature. Accordingly, limited weight is attributed to this factor.

17 PLANNING OBLIGATIONS

17.1 The following obligations are considered appropriate related to the proposed development and should be secured by appropriate legal agreement in the event that the application is approved;

17.2 Affordable Housing - 8 dwellings (28.6%) and the remaining shortfall (up to 30%) recovered by a financial contribution should be secured by appropriate s106 legal agreement to ensure that the development is compliant with adopted planning policy. The Affordable Housing provided as 50% social rent (4 units of 1 bed flats) and 50% shared ownership (4 units 2 bed houses). The applicant has agreed to this obligation in principle.

17.3 Management of Public Areas and Ecology Measures - The public areas and ecological measures would be subject to a planning condition to secure an appropriate Landscape Ecological Management Plan (LEMP). In order to ensure that the areas are correctly managed in perpetuity, the operator of the site must appoint a landscape management company to carry out this work. The applicant has agreed to this obligation in principle.



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17.4 SAC's - The site is located within the 7.7 km core catchment zone of the Severn Estuary SPA/SAC. As such the development triggers the requirement for a commuted sum (£385 per dwelling) to provide the means to offset the impact of the development on the Severn Estuary. The applicant has agreed to meet this obligation and this can be secured under a s106 Unilateral Undertaking.

18 CONCLUSION AND THE PLANNING BALANCE

18.1 The starting point for making decisions in relation to planning applications is the development plan and other material planning considerations. In this instance, the proposed development is considered to be sustainable and acceptable in principle and is consistent with the scope of the key locational/strategic policies contained in the Stroud District Local Plan. In accordance with paragraph 47 of the National Planning Policy Framework the planning application should be approved unless there are material considerations that indicate otherwise.

18.2 As the decision maker, the Local Planning Authority must weigh up the positive benefits of proposed development against identified negative impacts; and this should be carried out in the wider public interest. The proposed development is compliant with the strategic policy contained in the Stroud District Local Plan (adopted) November 2015. The development would also contribute towards the district housing stock in a highly sustainable location. Officers consider that these factors can be attributed substantial weight in the decision making process.

18.3 The proposed development would provide the opportunity to improve the ecological/biodiversity of the site and the surrounding locality. However, there is some residual impact because of the limited potential for protected species (badgers) to be present on the site. This can be appropriately mitigated through appropriate preventative measures prior to and during the construction phase. Officers consider that this factor can be attributed moderate weight in the decision making process.

18.4 The Highway Authority has carefully assessed the development in terms of its impact upon the wider highway network and in respect of the layout of the development. Officers are satisfied that the development can be made safe in highway terms and that the site is located in a sustainable location close to existing services and public transport. It is considered that the proposed development would not result in an unacceptable highway safety or amenity impact. Officers consider that this factor can be attributed neutral weight in the decision making process.

18.5 Officers are satisfied that the proposed development would not result in an unacceptable impact in respect of the character of the site or its surrounding locality and would not result in harm to designated and non-designated heritage assets. Officers consider that this factor can be attributed neutral weight in the decision making process.

18.6 Officers are satisfied that the proposed development would not result in an unacceptable impact in respect of the residential amenity of the occupants of nearby



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dwellings. Officers consider that this factor can be attributed neutral weight in the decision making process.

18.7 In this instance, the assessment of this application has identified positive benefits resulting from the proposed development. Adequate mitigation can be provided to address the impact of the development such that officers are satisfied that the positive benefits of the development would considerably outweigh any harm. Accordingly, officers recommend that the proposed development is approved

19 HUMAN RIGHTS

19.1 In compiling this recommendation the Local Planning Authority has 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.

20 RECOMMENDATION

20.1 That Planning Permission is **GRANTED** subject to the planning conditions as set out in this report and the applicant first voluntarily entering into appropriate legal agreements to secure the following Heads of Terms;

Bi-lateral s106 agreement

i) Affordable Housing -

- a) 28.6% (8 Units) to be identified as affordable housing and financial contribution equivalent to 0.4 Affordable Housing units.
- b) This quantum to be secured as a ratio of 50:50 Social Rent (4 x 1 bed flats) and Shared Ownership 4 x 2 bed houses
- c) Mechanism for the Local Authority to approve the tenure mix/unit locations

ii) Landscape maintenance company for shared/public/semi-public areas/ecological areas

a) Requirement for the appointment of suitably qualified landscape management company and appropriate responsibilities; and, confirmation of the appointed company.

Uni-lateral s106 agreement

iii) Severn Estuary SAC Mitigation -



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a) Financial contribution (commuted sum) of £385 per dwelling.

22.2 Delegated Authority to Officers to prepare and seal the required legal agreements.

Subject to the following conditions:	<p>1. <u>Standard 3 year</u> The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>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.</p> <p>2. <u>Plans List</u></p> <p>Site Layout</p> <p>Site Location Plan R9078-RLA-20-XX-DR-A-2101 Rev A (5th October 2020) Proposed Site Layout R9078-RLA-20-XX-DR-A-2103 Rev C (19th July 2021) Proposed Boundaries Plan R9078-RLA-20-XX-DR-A-2104 Rev B (20th April 2021) Proposed Materials Plan R9078-RLA-20-XX-DR-A-2105 Rev C (4th November 2021) Proposed AH Plan R9078-RLA-20-XX-DR-A-2106 Rev B (20th April 2021) Proposed Heights Plan R9078-RLA-20-XX-DR-A-2107 Rev B (20th April 2021) Site Sections R9078-RLA-20-XX-DR-A-2120 Rev A (20th April 2021) Street Elevations R9078-RLA-20-XX-DR-A-2123 Rev A (20th April 2021)</p> <p>Dwellings</p> <p>H3B979 House Type R9078-RLA-20-XX-DR-A-2130 (5th October 2020) H4B1173 House Type R9078-RLA-20-XX-DR-A-2131 Rev A (20th April 2021) H4B1336 House Type R9078-RLA-20-XX-DR-A-2133 Rev A (20th April 2021) H4B1355 House Type R9078-RLA-20-XX-DR-A-2134 Rev A (20th April 2021) H4B1474 House Type R9078-RLA-20-XX-DR-A-2135 Rev A (20th April 2021)</p>
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H4B1513 House Type R9078-RLA-20-XX-DR-A-2136 Rev B
(19th July 2021)

AF2B830 House Type R9078-RLA-20-XX-DR-A-2140 Rev 0
(20th April 2021)

AF1B605 House Type R9078-RLA-20-XX-DR-A-2141 Rev 0
(20th April 2021)

Garage R9078-RLA-20-XX-DR-A-2138 Rev A
(20th April 2021)

Engineering Agreement Plan 04069-0150 Rev P7
(1st November 2021)

Visibility Plan 04069-0159 Rev P2
(1st November 2021)

Kerbing Plan 04069-0156 Rev P4
(20th April 2021)

Vehicle Tracking 04069-0157 Rev P4
(20th April 2021)

Vehicle Tracking Sht 2 04069-0161 Rev P1
(20th April 2021)

Vehicle Tracking Sht 3 04069-0162 Rev P1
(20th April 2021)

Proposed Plot Levels 04069-0151 Rev P4
(20th April 2021)

Drainage Strategy 04069-0152 Rev P4
(20th April 2021)

Longitudinal Sections 04069-0153 Rev P1
(20th April 2021)

Flood Routing Plan 04069-0154 Rev P4
(20th April 2021)

Site Cross Sections 04069-0158 Rev P4
(20th April 2021)

Landscaping

Zone E Landscape Masterplan 21407/110 Rev C
(20th April 2021)

Zone E Planting Strategy 21407/111 Rev B
(20th April 2021)

Reason: For the avoidance of doubt.

3. Ecology (Ecological Design Strategy)

Prior to the commencement of the development hereby approved, an ecological design strategy (EDS) shall be submitted to and be approved by the Local Planning Authority.



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For the avoidance of doubt, the EDS shall include (but not necessarily limited to) the following information;

- a) Full details of hedgerows to be retained and protected during construction.
- b) Details of planting, such as hedgerows, wildflower planting and establishment.
- c) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- d) Time table for implementation demonstrating that works are aligned with the proposed phasing of development.
- e) Details for the erection of bird/bat boxes.
- f) Details of enhanced reptile refugia and hedgehog friendly fencing
- g) Details of initial aftercare and long-term maintenance and persons responsible for the maintenance.

The development shall be implemented in accordance with the approved details and thereafter retained as such.

Reason: In order to protect and enhance the site for biodiversity in accordance with Policy ES6 of the Stroud District Local Plan 2015. This is a pre-commencement condition to prevent unnecessary remediation or abortive works.

4. Ecology (LEMP and Protection measures)

A Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved by the Local Planning Authority prior to first occupation of the development. For the avoidance of doubt the content of the LEMP shall include the following:

- a) Description and evaluation of the features to be managed.
- b) Aims and objectives of management.
- c) Appropriate management options for achieving aims and objectives.
- d) Prescription for management actions.
- e) Preparation of work schedule (including an annual work plan capable of being rolled forward over a 20-year period).
- f) Details of body or organisation responsible for implementation of the plan.
- g) Ongoing monitoring and remedial measures.

The LEMP shall include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out how contingencies and/or remedial action will be identified, agreed and



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implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

The development shall be implemented in accordance with the approved details and thereafter retained as such.

Reason:

In order to protect and enhance the site for biodiversity in accordance with Policy ES6 of the Stroud District Local Plan 2015.

5. Compliance with Ecological Appraisal

All works shall be carried out in full accordance with the recommendations contained in the Ecological Re-assessment, by CWS, dated March 2020 and the letter by CWS dated May 2021 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason:

In order to protect and enhance the site for biodiversity in accordance with Policy ES6 of the Stroud District Local Plan 2015.

6. Landscaping

The landscaping detailed in drawing number 21407/110 Rev C and 21407/111 Rev B as received by the Local Planning Authority on 20th April 2021 shall be implemented no later than the first planting season following the first occupation of the development hereby approved. Thereafter the development shall be retained as such and the landscaping shall be maintained in accordance with the details set out on the drawing and the Landscape Environmental Management Plan as referred to in condition 2 of this planning permission.

Reason:

In the interest of landscape and visual amenity and to ensure that the agreed landscaping is adequately maintained and to accord with policy ES7, ES8 and CP14 of the Stroud District Local Plan (adopted) November 2015.

7. Arboriculture (Comply with Tree Protection Details)

The development shall be implemented strictly in accordance with the FPCR Arboriculture Assessment (as received by the Local Planning Authority on 21st April 2021). For the avoidance of doubt



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the tree protection fencing shall be installed in accordance with drawing 8916-T-03 (contained within the document) prior to the commencement of the development and shall be retained during the construction phase.

Reason:

To preserve trees and hedges on the site in the interests of visual amenity and the character of the area and to accord with policy ES8 of the Stroud District Local Plan (adopted) November 2015.

8. Highways (Provide access, turning and parking facilities)

For avoidance of doubt, each individual building shown on R9078-RLA-20-XX-DR-A-2103 Rev C (as received by the Local Planning Authority on 19th July 2021) shall not be occupied or brought into use until the access, parking (including all cycle parking) and turning facilities has been provided for each individual building as shown on that drawing.

Reason:

To ensure that appropriate measures are installed and in the interest of highway safety and amenity and to accord with Policy CP8 of the Stroud District Local Plan (adopted) November 2015.

9. Ground Conditions (EHO)

The development hereby approved shall not proceed until measures to deal with ground contamination, controlled waters and/or ground gas has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the measures shall include all of the following investigation/information;

i) In accordance with the recommendations of the Zone E Phase 1 Desk Study, Ref 17151-RLE-20-XX-RP-0-0070 dated March 2020 (as received by the Local Planning Authority on 5th October 2020 a Phase 2 intrusive investigation report detailing all investigative works and sampling on site, together with the results of the analysis, undertaken in accordance with BS 10175:2011 + A2:2017 Investigation of Potentially Contaminated Sites - Code of Practice. Where required, the report shall include a detailed quantitative human health and environmental risk assessment.

ii). If identified as required by the above approved Phase 2 intrusive investigation report, a remediation scheme detailing how the remediation will be undertaken, the methods to be used and the outcomes to be achieved. A clear end-point of the remediation



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must be stated, such as site contaminant levels or a risk management action, as well as the method for validating the remediation. Any ongoing monitoring must also be outlined. No deviation shall be made from this scheme without prior written approval from the Local Planning Authority.

No part of the development hereby permitted shall be occupied until;

iii). Any previously unidentified contamination encountered during the works has been fully assessed and an appropriate remediation scheme submitted to and approved in writing by the Local Planning Authority.

iv). A verification report detailing the remediation works undertaken and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology has been submitted to, and approved in writing by, the Local Planning Authority. Details of any post-remedial sampling and analysis to show that the site has reached the required clean-up criteria shall be included, together with the necessary documentation detailing what waste materials have been removed from the site.

Thereafter the development shall proceed strictly in accordance with the agreed methodology and information.

Reason:

To ensure that risks from land contamination is understood prior to works on site both during the construction phase to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This is a pre-commencement condition to prevent unnecessary remediation or abortive works.

10. Working hours (EHO)

No construction site machinery or plant shall be operated, no process shall be carried out and no construction-related deliveries taken at or dispatched from the site except between the hours 08:00 and 18:00 on Mondays to Fridays, between 08:00 and 13:00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.

Reason: In the interest of residential amenity and to accord with



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policy ES3 of the Stroud District Local Plan (adopted) November 2015.

11. Dust Management (EHO)

Construction/demolition works shall not be commenced until a scheme specifying the provisions to be made to control dust emanating from the site has been submitted to and approved by the Local Planning Authority.

Reason: In the interest of residential amenity and to accord with policy ES3 of the Stroud District Local Plan (adopted) November 2015. This is a pre-commencement condition to prevent unnecessary remediation or abortive works.

12. Construction Management Plan

Prior to commencement of the development hereby permitted details of a construction management plan or construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:

- i) Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- ii) Routes for construction traffic;
- iii) Any temporary access to the site;
- iv) Locations for loading/unloading and storage of plant, waste and construction materials;
- v) Method of preventing mud and dust being carried onto the highway;
- vi) Arrangements for turning vehicles;
- vii) Arrangements to receive abnormal loads or unusually large vehicles; and
- viii) Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interest of highway safety and residential amenity and to accord with policy ES3 and EI12 of the Stroud District Local Plan (adopted) November 2015. This is a pre-commencement condition to prevent unnecessary remediation or abortive works.

13. Electric Vehicle Charging Points

The dwellings hereby approved shall not be occupied until the infrastructure for Electric Vehicle Charging points for each of the



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dwellings has been Installed. For the avoidance of doubt the infrastructure shall include ducting, electric cable to a dedicated consumer point on each dwelling. Thereafter the development shall be retained as such or replaced with charging equipment of the same, or improved specification.

Reason: To promote sustainable travel and healthy communities and to accord with Policy CP8 and E112 of the Stroud District Local Plan (Adopted) November 2015.

14. Cycle Parking

Prior to the first occupation of any dwelling hereby permitted secure and sheltered cycle storage facilities shall be provided within the curtilage of that dwelling for use in accordance with the local authorities' standards and those facilities shall be maintained for the duration of the development.

Reason: To promote sustainable travel and healthy communities and to accord with Policy CP8 and E112 of the Stroud District Local Plan (Adopted) November 2015.

15. Surface Water Maintenance

The dwellings hereby permitted shall not be occupied until a Surface Water Management and Maintenance Plan (SWMMP) for the lifetime of the development has been submitted to and approved by the Local Planning Authority.

For the avoidance of doubt the SWMMP shall include the following;

i) appropriate arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime

ii) Details of the access that is required to reach surface water management component for maintenance purposes.

iii) Details of the measures for the safe and sustainable removal and disposal of waste periodically arising from drainage system, detailing the materials to be used and standard of work required including method statement.

Thereafter the agreed SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.



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Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding in accordance with Policies ES3 and ES4 of the adopted Stroud District Local Plan, November 2015.

Informatives:

1. The development hereby approved will involve works to be carried out on the public highway and the applicant/developer is required to enter into a legally binding Highway Works Agreement (including appropriate bond) with Gloucestershire County Council before works commence. The Agreement will specify the works and the terms and conditions under which they are to be carried out.
2. Please note that if consent is granted, the applicants are informed that this does not absolve them from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licenses required. All bat species are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Legal protection covers bats and elements of their habitats. A European Protected Species licence is required in order to allow prohibited activities, such as disturbing bats or damaging their breeding sites or resting places, for the purposes of this development.