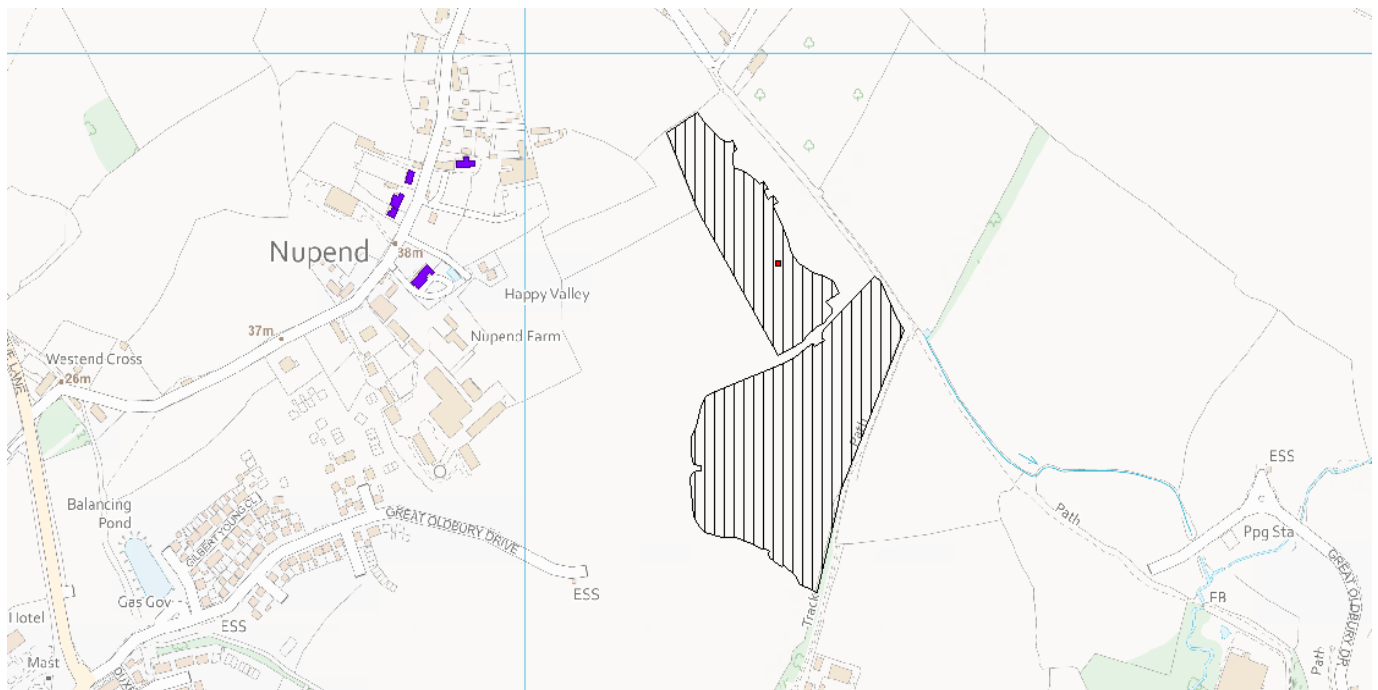




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Item No:	01
Application No.	S.22/1645/REM
Site Address	Parcel H13 And H14 Land West of Stonehouse, Grove Lane, Westend, Stonehouse
Town/Parish	Eastington Parish Council
Grid Reference	379272,206784
Application Type	Reserved Matters Application
Proposal	Reserved Matters in Respect of Erection of 216 no. Dwellings, Landscaping, Infrastructure & Associated Works Pursuant to Outline Planning Permission S.14/0810/OUT
Recommendation	Approval
Call in Request	Parish Council





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Applicant's Details	Vistry Homes Ltd C/o Pegasus Group 1st Fl South Wing, Equinox North, Great Park Road, Almondsbury, Bristol, BS32 4QL
Agent's Details	Pegasus Planning Group Ltd First Floor, South Wing, Equinox North, Great Park Road, Almondsbury, Bristol, BS32 4QL
Case Officer	Simon Penketh
Application Validated	27.07.2022
CONSULTEES	
Comments Received	Eastington Parish Council Contaminated Land Officer (E) Arboricultural Officer (E) Flood Resilience Land Drainage Development Coordination (E) Archaeology Dept (E) Housing Strategy and Community Infrastructure Contaminated Land Officer (E)
Constraints	Consult area Neighbourhood Plan Eastington Parish Council Affecting a Public Right of Way SAC SPA 7700m buffer Surface flooding 1 in 100 years Surface flooding 1 in 30 years
OFFICER'S REPORT	

1 MAIN ISSUES

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

2 DESCRIPTION OF THE SITE

2.1 The site is made up of land parcel H13, and the western part of H14 (referred to as H14B by the applicant). For the avoidance of doubt, the application excludes the eastern part of parcel H14 and that area of the allocation will be subject to consideration at a later date. The proposal is part of the outline planning permission S.14/0810/OUT which includes consent for up to 1350 dwellings, 9.3 hectares of employment land and a mixed use local centre and new primary school. The land is located on the Northern area of the outline



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planning permission site and falls under master planning approval for land parcels H13, H14 and H15.

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

3 PROPOSAL

3.1 Approval of reserved matters layout, scale, appearance and landscaping under outline permission S.14/0810/OUT - relating specifically to land parcels H13, and H14. The development consists of the erection of 216 dwellings, associated access infrastructure and landscaping.

4 REVISED DETAILS

4.1 Revised layout submitted to address the concerns raised by officers and Eastington Parish Council. The amendments follow direct discussions between the applicant and Eastington Parish Council. This includes the relocation of the proposed apartment building and changes to its external detailing. This has required changes to the layout of the proposed development which includes more dwellings along the southern frontage of the site onto Great Oldbury Way. Additional detail has also been provided on the layout drawings to address concerns raised by the Gloucestershire Public Rights of Way team.

5 MATERIALS

5.1 Mix of facing brick, render, timber fascia boards and concrete roofing tiles (slate and clay type finish).

6 REPRESENTATIONS

- Two periods of public consultation have been carried out to account for revisions submitted for consideration on 5th October 2022

6.1 - Parish/Town Councils:

6.1.1 - Eastington Parish Council

6.1.1.1 *Initial comment* - At the Parish Council meeting on 11th August 2022 the parish council considered this Reserved Matters application. Concerns were raised by a number of residents who attended the meeting from Great Oldbury about the density and height of the properties. The block of flats at the front of the development is close to the road and there are safety concerns regarding the path exiting directly onto the roundabout. The proposed materials are varied and not in keeping with existing properties in Great Oldbury.



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6.1.1.2 The parish council agrees with the residents' concerns and objects to the heights and density of the development and raises the following points;

- the height of the 3-storey block of flats at the front of the development which will be overbearing and will impact the existing neighbouring properties, particularly those across the road which are all two-storey houses, due to the scale, massing and dominating effect.

- the variety of the proposed materials across the development is out of keeping with existing properties.

- paths directly exiting onto roads are a safety concern, particularly regarding children exiting onto the roundabout on a main trunk road, due to the traffic volume and speeds.

6.1.1.3 *Further Comment* - Eastington Parish Council considered this reserved matters application at its meeting on 13th October and supports the change in layout so that the block of flats is not adjacent to the roundabout. The parish council has no further observations.

6.2 - Stroud District Council Technical Officers/Consultants

6.2.1 - Arboricultural Officer

6.2.1.1 No objection

6.2.2 - Contaminated Land Officer

6.2.2.1 Wishes to make no comment

6.2.3 - Community Services (Waste)

6.2.3.1 The Waste Collection Service would not enter on to unadoptable highway/private driveways to retrieve waste. I note that there are bin collection points for some properties located off the adopted highway in particular plots 189-192 and 194-218. These are located too far from the adopted highway and need to be re-located adjacent to the edge of the adopted highway (area shaded in blue on refuse strategy drawing). This not only lessens the collection burden in terms of collection time but it also limits the potential for health and safety issues borne out of walking waste to the vehicle.

6.2.3.2 To ensure there is no disruption to the waste collection service for householders, it is advised that the corners of the roads are painted with double yellow lines to prevent residents/visitors from parking on or too close to the corners, which hinders access for waste collection vehicles.

6.2.4- Affordable Housing Officer

6.2.4.4 The revised affordable housing layout is significantly improved from the original and is in-principle acceptable. It is noted that there is a cluster of 9 affordable houses near the centre of the development, which is contrary to policy. However, as the properties are located in two streets, this should not impact significantly on the integration of the affordable housing with the market units.



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6.2.5- Ecologist (Nature Space)

6.2.4.5 *Initial comment* The applicant has not adequately demonstrated that there will be no impact to great crested newts and/or their habitat as a result of the development being approved. This is due to the absence of a PEA and GCN survey report, mentioned in the biodiversity management plan, submitted with the application.

6.2.4.6 Therefore, in line with the guidance from Natural England (Great crested newts: District Level Licensing for development projects, Natural England, March 2021), there is a reasonable likelihood that great crested newts will be impacted by the development proposals and therefore, the applicant must either:

Submit a 'NatureSpace' Report or Certificate to demonstrate that the impacts of the proposed development can be addressed through Stroud District Council's District Licence; or

Provide further information (describe the information required), in line with Natural England's Standing Advice, to rule out impacts to great crested newts, or demonstrate Legislation, Policy and Guidance Reasonable Likelihood of Protected Species Permission can be refused if adequate information on protected species is not provided by an applicant, as it will be unable to assess the impacts on the species and thus meet the requirements of the National Planning Policy Framework (2021), ODPM Circular 06/2005 or the Conservation of Habitats and Species Regulations 2017 (as amended). The Council has the power to request information under Article 4 of the Town and Country (Planning Applications) Regulations 1988 (SI1988.1812) (S3) which covers general information for how any impacts can be addressed through appropriate mitigation/compensation proposals; or,

If it is determined that there is no suitable habitat impacted on site and the likelihood of GCN is very low, then a precautionary working statement in the form of Reasonable Avoidance Measures (RAMs)/Non-Licensed Method Statement (NLMS) strategy documents completed by a suitably qualified ecologist may be acceptable for the development.

6.2.4.7 *Further comment* Following the submission of further details in respect of Great Crested Newts the Ecologist states that they would not advise a licence would need to be obtained and have no objection to the application. I would advise, that as proposed under point 10 in the attached note, that RAMs (reasonable avoidance measures) be followed by the applicant on site when undertaking works on site, to reduce the risk to newts.

6.3 - Gloucestershire County Council Technical Officers

6.3.1 - Highway Authority

6.3.1.1 *Initial comment* - 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.

6.3.1.2 The justification for this decision is provided below.



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6.3.1.3 Whilst I am recommending no objections to this layout in principle, there are issues which will need addressing prior to any formal adoption of the layout. These should be addressed now so that further applications are not required in the future where a variation to the approved plans would be required to accord with the plans resulting from the S38 adoption process. I understand that you will be continuing negotiations with the designers and that amendments will be forthcoming in due course. There are some areas of concern which should be re-examined.

6.3.1.4 The access road running north off the main spine road between plots 319 and 184 is too long at approximately 150m and is therefore not compliant with Manual for Gloucestershire Streets and should either be re-designed or have some form of traffic calming perhaps by way of horizontal traffic calming, we would not wish to see a vertical calming feature here. However, it is noted that the darker coloured carriageway areas shown at junctions may be an appropriate response - it is unclear what materials are being used here, presumably block or granite paviors?

6.3.1.5 The application red line includes the accesses into area H14A; only two should be provided as the three shown are not compliant in terms of adjacent distances as two of the accesses are far too close together and unnecessary.

6.3.1.6 There appears to be an area of grasscrete between plots 207 and 20, is this required as an emergency route? If left open it could become a vehicular cut-through; in any event, the maintenance liability would rest with the estate management company as this section would not be adopted.

6.3.1.7 Whilst cycle parking has been shown for the flats, none has been shown for those units without garages; I am assuming that this will have been covered at the outline application stage, but nevertheless, mention should be made.

6.3.1.8 I am aware of the representations which have been made in respect of the access roundabout into the estate, but this has already been determined and does not form any part of this reserved matters application. I am satisfied with the forward visibility around this roundabout and this has already been fully checked as part of the adoption agreement for the spine road. I am further satisfied that the car parking provision is in accordance with your adopted policies.

6.3.1.9 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.

6.3.1.10 The Highway Authority therefore submits a response of no objection.

6.3.1.11 *Further comment* - No objection subject to conditions.



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6.3.1.12 The justification for this decision is provided below. Following on from our earlier discussions, I can now confirm that I am now content with the layout and details as revised and submitted and I acknowledge your point to include conditions relating to the provision of car parking and cycle storage prior to the first occupation of any unit of accommodation. 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.

6.3.1.13 Suggested Condition - Vehicle and cycle parking shall be provided prior to first occupation of each dwelling in accordance with details to be contained within the approval of any reserved matters permission. Such details shall include a scheme for enabling charging of electric plug-in and other ultra-low emission vehicles. Parking and charging points shall be maintained for this purpose thereafter. Reason; To promote sustainable travel and healthy communities.

6.3.2 - County Archaeologist

6.3.2.1 Nothing of archaeological interest was recorded within the site in relation to S.14/0810/OUT and no further archaeological recommendations made. I therefore have no further observations to make on this reserved matters application.

6.3.3 - Lead Local Flood Authority LLFA

6.3.3.1 No objection

6.3.4 - Public Rights of Way

6.3.2.1 Footpath EEA15 runs around the perimeter of the site and while there appears to be a 'shared' provision for the paths on the eastern boundary, there doesn't appear to be any on part of the north-eastern boundary (parallel to the existing bridleway) and nor is there for EEA 14 which runs generally east-west across the site. It should be noted that the footpath and bridleway are two separate paths running in two different plots (i.e., not on top of each other). We would not accept diverting existing footpaths onto proposed pavements.

6.3.5 - Minerals and Waste Team

6.3.5.1 A Waste Minimisation Statement is requested to reflect the proposal site.

6.4 - Public

6.4.1 *Initial Consultation* - 22 private individuals from the local community have commented in respect of the proposed development. The comments are made in objection and raise the following issues;

The design of the proposed development is out of character with the surrounding residential development.

The proposed development does not conform with the building heights and materials on the surrounding development/area. - the proposed flats are particularly noted in the comments.



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The proposed development does not confirm with the Master Plan for the development.

The proposed development would result in the loss of the rural view from existing dwellings.

The proposed development is too dense and out of keeping with the surrounding development.

Overlooking resulting in loss of privacy, and amenity/light - the proposed flats are particularly noted in the comments.

There are no self build plots on the proposed development.

Trees should be included in the proposed development.

The traffic generated would exceed highway capacity and parking available in the area.

Highway safety issues resulting from the relationship of the proposed development and the roundabout junction.

Potential flooding issues close to the roundabout.

Negative impact on the value of existing property close by the site.

7 NATIONAL AND DEVELOPMENT PLAN POLICIES

Strategic Objectives and Allocations

- SA2 Site Allocation Land West of Stonehouse
- SO1 Accessible Communities
- SO4 Transport and Travel
- SO5 Climate Change and Environmental Limits

Core Policies

- CP1 Presumption in favour of Sustainable Development.
- CP2 Strategic Growth and Development Locations.
- CP3 Settlement Hierarchy.
- CP4 Place Making
- CP9 Affordable Housing

Core Policies - Homes and Communities

- CP6 Infrastructure and Developer Contributions
- CP7 Lifetime Communities
- CP8 New Housing Development
- CP14 High Quality Sustainable Development

Delivery Policies - Homes and Communities

- HC1 - Residential Development in Urban Areas

Delivery Policies - Economy and Infrastructure



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- EI11 Promoting Sport, Leisure and Recreation
- EI12 Promoting Transport Choice and Accessibility.
- EI13 Protecting and Extending our cycle routes
- Delivery Policies - Environment and Surroundings*
- 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

7.3 - Eastington Neighbourhood Development Plan (2019)

- EP1 Sustainable Development
- EP2 Protect and Enhance Biodiversity and the Natural Environment.
- EP4 Siting and Design of New Development and Conservation.
- EP8 Traffic and Transport
- EP9 Public Rights of Way and Wildlife Corridors

7.5 - County Level Development Plan

- Gloucestershire Local Transport Plan (2020 to 2041)
- Minerals Local Plan (2018 to 2032)

8 PRINCIPLE OF DEVELOPMENT

8.1 The application site is part of land identified for strategic growth under policy SA2 (Land West of Stonehouse) of the Stroud District Local Plan (November 2015). Subsequently, outline planning permission was granted under application S.14/0810/OUT (14th April 2016) comprising up to 1350 dwellings, employment development and a mixed use local centre and new primary school. The application relates to land parcels H13 and H14 (part) which falls into the approved master plan area for land parcels H13, H14 and H15. The master plan was approved against condition 46 of the outline planning permission (conditions application S.21/2814/DISCON) on 16th June 2022.

8.2 Accordingly, the principle of the proposed development is established. This application seeks approval for layout, scale, appearance and landscaping (reserved matters) for the development of 216 new dwellings. The assessment of this application should only consider those matters and issues pertinent to them. The assessment is set out in detail below.

9 LAYOUT

9.1 General Layout - The master plan for land parcels H13 to H15 sets out the broad layout of the parcels. This application focusses on parcels H13 and approximately half of H14 (the Western half). Officers are satisfied that the layout of the proposed development on



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these parcels is consistent with the approved master plan. Nearby land parcels have gained reserved matters consent relatively recently and the development of those parcels is well under way. This proposal reflects a similar layout principle and is considered to be acceptable. The development will allow good permeability and appropriate housing density in the context of the wider Great Oldbury Development. This area of the Great Oldbury development is expected to provide a higher density as it is closer to the local centre (which remains at the outline permission stage) and nearby community services such as the primary school, sports facilities and public transport links. The sports facilities are located immediately to the west of this application site, part of which is well under construction. The area will also include a community hall, changing and parking facilities. Reserved matters applications are anticipated in the near future, but at this stage those elements are still at the outline planning permission stage.

9.2 Housing Mix/Affordable Housing -The development comprises a total of 216 dwellings made up of the following;

- 44 no 2 bed houses (all Affordable units)
- 103 no. 3 bed houses (including 10 no. Affordable units)
- 60 no. 4 bed units (including 2 no. Affordable units)
- 6 no. 2 bed flats (all Affordable units)
- 3 no. 1 bed flats (all Affordable units)

9.3 The development would provide a relatively high proportion of 3 and 4 bed open market units. However, officers are satisfied that this would allow the delivery of a reasonable and balanced mix of housing availability across the strategic allocation and the wider district; and as such is acceptable.

9.4 The proposed development includes 65 affordable units (32 affordable rent and 33 shared ownership). The units are clustered in accordance with SDC Policy. The ratio amounts to just over 30% of the proposed units on these development parcels. This meets the target proportion set out in policy CP9 and as such is acceptable. Officers note that there are nine units clustered together in the centre of the site. This has the potential to conflict with Affordable Housing policy in terms of the clustering of these units. The policy aims to restrict the clustering to eight units so as to encourage affordable tenure types to be provided across the whole site rather than in over concentrated groups. However, these are accessed from a choice of routes and allow sufficient permeability to address this issue.

9.5 Accordingly, in respect of Parcels H13 and H14 (part), officers are satisfied that the layout and proposed housing mix is acceptable and that the Affordable Housing requirement is met.

9.6 Road and Parking Provision - The submitted road layout is consistent with the agreed master plan for parcels H13 to H15. Parking provision is also consistent with the Stroud District Council Parking standards. Gloucestershire County Highway Authority have confirmed that the proposed development is acceptable in highway terms and that the level of proposed car parking is acceptable. A condition is requested that would act to secure the parking ahead of the occupation of respective dwellings detailed in the application.



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Accordingly, whilst officers note the comments from the local community, officers are satisfied that the level of vehicular parking is acceptable.

9.7 Local concern has also been raised regarding the relationship of the development and the existing roundabout junction adjacent to the Southeast corner of the application site. This concern raises the potential for pedestrian and vehicle users to come into conflict with motor vehicles passing the site on the existing spine road (Great Oldbury Drive). The layout of the proposed development has been revised since initial public comments were received. However, the proposal has retained pedestrian and vehicular access from the proposed dwellings directly onto Great Oldbury Drive and the new road way currently under construction. In the case of pedestrian users, the proposed development will introduce a new footway so segregating pedestrian users of the highway. Driveway accesses will also be provided and this would cross the pedestrian footway. Sufficient visibility is available for the users to allow safe access. Furthermore, the Highway Authority consider that the proposal is safe in highway terms and have also confirmed that the relationship of the development with the roundabout junction is also acceptable.

9.8 The Great Oldbury development as a whole is designed to allow access to public transport, cycling and walking network so providing viable alternatives to the use of the private motor car. The proposal submitted under this reserved matters application will allow the new development to integrate into that concept and is well connected. The layout of the development allows for good levels of permeability through the site allowing a great choice of walking/cycling routes through the development, to transport nodes, local areas play, formal and informal open space as well as the wider community infrastructure associated with the Great Oldbury development.

9.9 Officers are satisfied that the development would facilitate good links encouraging healthy outdoor activity and sustainable modes of transport - and in this regard the proposed development is acceptable.

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

9.11 Comments from the local community regarding over-looking and potential over-bearing impacts are noted. The main concerns were raised in respect of the proposed block of flats allowing elevated views of dwellings recently completed to the South of the application site. Whilst officers do not necessarily agree that there would have been harm resulting from the development in that regard, the layout of the development has been amended so that the block of flats is more central in the development and well away from the nearby existing dwellings. The amendments show that a mix of terraced, semi-detached and detached houses would front onto Great Oldbury Drive. These are generally two storey in height whilst the plots closest to the roundabout junction have rooms in the roof space (2.5 storey). Generally, the distance between the proposed and existing dwellings is approximately 30 metres and this would be across the main access road (Great Oldbury Drive). This relationship is typical of a sub-urban environment such as this, where there are



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views towards other dwellings and across private garden areas. It is not considered that the proposed development would result in any significant harm in terms of overlooking. Comments have also been received in respect of loss of light and views of the surrounding countryside beyond the development site. Whilst there is not a right to light, it is appropriate to consider whether there would be an overbearing impact as a result of the scale and proximity of new development in relation to existing dwellings. In this instance, and for the same reasons as set out above, it is not considered that there would be any significant harm. There is not right to a view. Whilst the views of the surrounding landscape from existing dwellings would be partially obscured this would not result in a significant impact in amenity terms. Furthermore, this is an inevitable result of the further development of the Great Oldbury Site consistent with the wider planning of the development.

9.12 Drainage - the strategic drainage of the development of the Great Oldbury Site was considered at the outline stage and is now substantially in place. The Lead Local Flood Authority (Gloucestershire County Council) is satisfied that the proposed development is acceptable. Essentially it will be connected to the drainage existing system now in place which includes sustainable measures such as retaining ponds within the wider landscaped areas of the development. Comments raising concern that parts of the site are retaining water will be addressed by appropriate engineering solutions - and this is a matter covered by the Building Regulation Legislation. Accordingly, officers are satisfied that the development is acceptable in this regard.

9.13 Clearly, there would be some impact upon the existing dwellings as a result of this development proposal. However, the impact must be set in the context of the development of the Great Oldbury New Neighbourhood that is underway. The outline planning permission has secured the principle of the development of this parcel of land for residential use. It is consistent with the outline permission and subsequent master-planning approvals. Officers are satisfied that the proposed development now being considered would introduce any impacts that would negatively deviate from the planned development and as such the proposed layout of the development is acceptable.

10 SCALE AND APPEARANCE

10.1 House Types and Building Form - The proposed development is predominantly made up of a range of 2 storey detached houses with a smaller proportion of semi-detached and terraced houses. There are also a group of 10 dwellings that are 2.5 storey located close to the roundabout junction in the Southeast corner of the site. The development includes an apartment block (containing 9 apartments). The building is 3 storey in height. Notwithstanding this, the proposed development is domestic in scale and character. Whilst it is higher than most of the buildings in the parcel, indicative cross-sections have been provided that demonstrate that the building would not stand out in longer views of the development. Each individual unit is derived from typical 'house type' approach. However, the buildings are modest in form taking on simple detailing with a range of features consistent with the wider Great Oldbury Development. Comments from the local community regarding the design and materials palette are noted. Whilst it is acknowledged that the proposed development represents some variation from existing development nearby, it is not considered that the development would conflict with other development. The range of house types, material and



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detailing across the wider Great Oldbury site is not intended to be limited to a limited palette and this is to ensure that land parcels come forward with a distinctive character of their own to aid the character and legibility of the development. This is consistent with the existing development that has taken place on other parcels associated with the outline planning permission and is considered to represent an acceptable standard of design.

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

11 LANDSCAPING

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

11.2 Officers are satisfied that the landscaping of the site is acceptable and is consistent with the approved master plan.

12 ENVIRONMENTAL ISSUES

12.1 Ecological Considerations - The site has very limited ecological value. However, the site does contain a small area that has had some potential to contain habitat for Great Crested Newts (GCN). However, up to date surveys have demonstrated that this is not the case. Accordingly, the consultant ecologist to the LPA has confirmed that there is no requirement for a District Level Licence (for Great Crested Newts) in respect of this development proposal. However, it is appropriate that the development should be carried out whilst following appropriate *reasonable avoidance measures (RAMs)* for GCN. RAMs are generic measures that guide developers in respect of using ecological construction methods. The applicant has provided an appropriate RAM and this can be secured by way of appropriately worded condition.

12.2 Bin Waste and Recycling Collection - Community Services have highlighted that there are some bin collection points that exceed walking distances for the collection services. Officers have considered this issue carefully. In particular, officers note that there are two dwellings that are *just* beyond the 25 metre distance considered acceptable for the bin collection personnel to return the bins to the dwellings. The exceedance is not considered to be material and is not of a level that would result in the proposed development being unacceptable in planning terms. Furthermore, the distances are guidelines, and officers are satisfied that the proposal broadly complies with them. In this respect, the proposed development is acceptable.



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13 CONCLUSION AND THE PLANNING BALANCE

13.1 The proposed development is consistent with the wider masterplan for Great Oldbury and the associated land parcels; and development that has already been implemented. The proposed development would provide an important link and open up development land for the next phases of development associated with The Great Oldbury Development; as well as bringing new housing forward. Officers attribute significant weight in favour to this factor.

13.2 Officers are satisfied that the proposed development would not lead to an unacceptable impact in highway safety terms or in terms of the amenity of the surrounding residential areas. Officers are also satisfied that future development phases of the development can provide appropriate landscaping and ecological mitigation consistent with the masterplan for the development.

13.3 Accordingly, officers consider that the benefits of the proposed development outweigh the very limited negative impact and as such the proposed development should be approved.

14 HUMAN RIGHTS

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

15 RECOMMENDATION

15. That reserved matters consent is approved subject to the conditions set out in this report.

Subject to the following conditions:	<p>1. The development hereby approved shall be implemented strictly in accordance with the following drawings;</p> <p>P22-0173_05 (Site Location Plan) As received by the Local Planning Authority on 27th July 2022</p> <p><u>Layout</u> P22-0173_08-1.06-1 Rev A (House Type Pack) P22-0173_08-4.02-4.06 Rev A (House Type Pack) P22-0173_03 REV R (Site Layout) P22-0173_07 Rev A (Materials Plan) P22-0173_10 REV A (Building Heights Plan) P22-0173_09 REV A (Affordable Housing Strategy) P22-0173_11 REV A (Boundaries and Enclosures Plan) P22-0173_13 REV A (Parking Strategy) P22-0173_14 REV A (Adoption Plan)</p>
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P22-0173_15 Rev A (Refuse Strategy)
P22-0173_12 REV B (External Works Plan)

As received by the Local Planning Authority on 5th October 2022

Engineering

DR-400 Rev C (Planning Stage Levels and Drainage Strategy)
DR-401 Rev C (Planning Stage Highways General Arrangement)
DR-402 Rev C (Planning Stage Swept Path Analysis)

As received by the Local Planning Authority on 5th October 2022

Landscaping

LA5560 002 A (Soft Landscape Proposals 1 of 4)
LA5560 003 A (Soft Landscape Proposals 2 of 4)
LA5560 004 A (Soft Landscape Proposals 3 of 4)
LA5560 005 A (Soft Landscape Proposals 4 of 4)

As received by the Local Planning Authority on 5th October 2022

Reason: For the avoidance of doubt.

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

LA5560 002 A (Soft Landscape Proposals 1 of 4)
LA5560 003 A (Soft Landscape Proposals 2 of 4)
LA5560 004 A (Soft Landscape Proposals 3 of 4)
LA5560 005 A (Soft Landscape Proposals 4 of 4)

As received by the Local Planning Authority on 5th October 2022

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

3. Any plant species (including trees, shrubs and grass land areas) which die within the first 10 years of planting shall be replaced on a like for like basis within the next available planting season.

Reason: In order to ensure that the development is appropriately landscaped in the interest of the landscape and character of the development and the surrounding area, ecology and public health



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and to comply with policies SO1, CP4, CP7, CP8, CP14, ES3, ES6, ES7, ES12 and ES14 of the Stroud District Local Plan (Adopted) November 2015.

4. Individual dwellings within the development hereby approved shall not be occupied until the associated parking provision (for all vehicles including cycle parking) (as shown on drawings numbered P22-0173_03 REV R and P22-0173_13 REV A) has been provided in respect of that dwelling. Thereafter the development shall be retained as such.

Reason: In order to ensure that adequate parking is provided for the residents of the new development and in the interest of highway safety and in accordance with Policy HC1 of the Stroud District Local Plan (Adopted) November 2015.

5. The development hereby approved shall be implemented strictly in accordance with the scheme for Reasonable Avoidance Measures as received by the Local Planning Authority on 21st October 2022.

Reason: In order to protect potential ecological interests and in accordance with Policy ES6 of the Stroud District Local Plan (Adopted) November 2015.