

SUGGESTED CONDITIONS

Highlighted conditions remain in dispute – ie condition 4 in relation to whether the building heights parameter plan ought to be an approved plan and condition 12 (final limb) in relation to gradients.

1. The development hereby permitted shall be begun either before:
 - (i) the expiration of three years from the date of this permission, or
 - (ii) before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with s92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development hereby permitted shall take place on any part of the site until details of the access, appearance, landscaping, layout, and scale of the development (the 'reserved matters') have been submitted to and approved in writing by the local planning authority. The development shall be carried out as approved. Applications for approval of the reserved matters for the development must be made not later than the expiration of three years from the date of this decision.

Reason: To comply with s92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby approved shall provide no more than 250 dwellings.

Reason: To limit the terms of the permission in the interests of landscape and visual amenity and the protection and conservation of heritage assets – within the parameters of the ES.

4. The details to be submitted as part of the Reserved Matters application(s) for access, layout and landscaping pursuant to Condition 2 shall be in general accordance with the design and layout principles of the Illustrative Alternative Masterplan ref. 18017.202 Rev B in respect of the following:

- i) the proposed and retained structural landscaping (tree, shrub and hedgerows) and public open space within the Green Infrastructure areas shown on drawing No P18-0847-02 Sheet No 02 Rev D and;

(ii) the design and alignment of the main vehicular access road and vehicular junction with Harp Hill within the Highway Corridor Flexibility Zone shown in drawing No P18-0847-02 Sheet No 03 Rev F (and excluding all other internal estate roads).

For the avoidance of doubt, all applications for approval of reserved matters shall be in substantial accordance with the submitted Land Use Parameter Plan (drawing No P18-0847_02 Sheet No. 2 rev D), Access and Movement Parameter Plan (drawing No P18-0847_02 Sheet No.3 rev F), Building Heights Parameter Plan (drawing No P18-0847_02 Sheet No.4 rev C) and Green Infrastructure Parameter Plan (drawing No P18-0847_02 Sheet No.5 rev D).

Reason: In the interests of landscape and visual amenity, protection and conservation of heritage assets and to ensure the development accords with the required principles and standards of urban design – within parameters of ES.

5. The first reserved matters applications required by Condition 2 shall be accompanied by details of the phasing of the development and a Phasing Plan. The development shall be carried out in accordance with the approved details unless any variations thereto have first been submitted to and approved in writing by the local planning authority.

Reason: To ensure the development is delivered in an appropriate manner.

6. Prior to the submission of the first reserved matters application a Housing Mix Statement for the open market housing shall be submitted to the Local Planning Authority for their written approval. The Statement shall set out an appropriate mix of dwelling sizes, types and tenures to be provided on site that will contribute to a mixed and balanced housing market. It will address the needs of the local area having regard to current local housing evidence base. The development shall be implemented in accordance with the approved Housing Mix Statement.

Reason: To ensure the development meets the identified housing needs of the area.

7. No external facing, roofing or hard surfacing materials shall be used unless in accordance with:
 - a) a written specification of the materials; and/or
 - b) physical sample(s) of the materials.

The details of which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a high quality design and appearance in the interests of the character and appearance of the area.

8. Prior to the commencement of development, full details of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The

information submitted shall be in accordance with the principles set out in the submitted Flood Risk Assessment and Drainage Strategy prepared by Phoenix Design dated March 2020. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The SuDS Manual, CIRIA C753 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide an assessment of the hydrological and hydro-geological context of the development;
- ii. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
- iii. include a timetable for its implementation;
- iv. provide a management and maintenance plan for the SuDS. The plan shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The surface water drainage scheme, including its management and maintenance, shall be implemented strictly in accordance with approved details and thereafter retained as such for the lifetime of the development.

Reason: To ensure adequate surface water drainage capacity is delivered and to avoid increased flood risk to neighbouring properties.

9. Prior to the commencement of development, full details for the treatment, routing and disposal of foul water (including pollution control and monitoring measures) for the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

Reason: To ensure adequate foul drainage infrastructure is provided.

10. Prior to the commencement of development, plans showing the existing and proposed ground levels of the site and existing ground levels of adjacent land shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include existing and proposed cross section drawings of the site indicating the extent of ground works required to achieve finished site levels. The Reserved Matters application(s) submitted pursuant to condition 2 shall also include details of the proposed slab levels of the proposed buildings and ridge heights of proposed and adjacent buildings. The development shall thereafter be implemented strictly in accordance with the agreed details.

Reason: In the interests of visual amenity and to ensure a satisfactory relationship between the proposed development and adjacent buildings and land.

11. Notwithstanding the illustrative proposed access arrangements onto Harp Hill, as shown on Access and Movement Parameter Plan ref: P18-0847_02 Sheet No.3 rev F and the Illustrative Alternative Masterplan ref. 18017.202 Rev B, full details of the proposed access junction

onto Harp Hill shall be submitted to and approved in writing by the Local Planning Authority as part of the first reserved matters submission. The access shall be installed in accordance with the approved details and made available for use prior to the first occupation of any dwelling. The reserved matters submissions relating to access are required to be generally designed so that maximum and minimum gradients allowable will be 1/20 and 1/100 respectively, save that gradients up to 1/12 are permissible provided where they are proposed these shall be limited to maximum lengths of 30 metres.

Reason: To ensure that safe and suitable access is provided for all users and is maintained in the interests of highway safety.

12. No dwelling hereby permitted shall be occupied until the detailed design of the Footpath and Cycleway link between Priors Road and the development area (as shown on Drawing No 333.E.33) has been submitted to and agreed in writing by the Local Planning Authority and has been implemented in full.

Reason: To ensure appropriate and timely delivery of highway works, in the interests of highway safety and to minimise impact on the local highway network.

13. No more than 50 dwellings hereby permitted shall be occupied until the highway works listed below have been implemented in full.

(a) Alterations to the junction of Priors Road / Hales Road / Harp Hill / Hewlett Road (as shown on Drawing No H628/04 Rev C)

(b) Harp Hill pavement extension and pedestrian linkages (as shown on Drawing No H628/05 Rev A)

Reason: To ensure appropriate and timely delivery of highway works, in the interests of highway safety and to minimise impact on the local highway network.

14. The details to be submitted as part of the Reserved Matters application(s) for appearance and layout pursuant to Condition 2 shall include full details of secure and covered cycle storage facilities and refuse and recycling storage facilities for each dwelling. The details shall include provision of appropriate and adequate space and necessary infrastructure to allow for the separate storage of recyclable waste materials in accordance with the local authority's requirements and waste management targets. No individual dwelling shall be occupied until the cycle and refuse/recycling storage facilities serving that dwelling have been provided in accordance with the approved details.

Reason: To ensure the adequate provision for refuse/recycling and cycle storage and to encourage the use of non-car modes of transport in the interests of sustainable development.

15. All proposed houses shall be provided with one electric vehicle charging point. Within car courts/parking areas associated with flats or apartments, provision shall be made for 1 active electric vehicle charging point in every 10 parking spaces and passive provision

provided to the equivalent of 1 electric vehicle charging point per dwelling served by the car court. The details of the appearance, location and type of electric charging point shall have been submitted to and approved in writing by the Local Planning Authority prior to any above ground development. The electric vehicle charging points shall be installed prior to the first occupation of the dwelling to which it relates and shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging points shall be of the same specification or a higher specification in terms of charging performance.

Reason: In the interests of sustainable development and the reduction of carbon emissions.

16. Prior to the commencement of development or, if relevant, prior to the commencement of each phase of the development, a Construction Traffic Environmental Management Plan (CTEMP) and Site Waste Management Plan (SWMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved CTEMP and SWMP shall be adhered to throughout the site preparation, demolition and construction periods unless the Local Planning Authority gives prior written permission for any variation. The plans/statements shall include but shall not be restricted to:

CTEMP

- Parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Advisory routes for construction traffic;
- Types, size and numbers of construction related vehicles anticipated daily including arrangements to receive abnormal loads or unusually large vehicles;
- Any temporary access into the site;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud and dust being carried onto the highway;
- Measures for the control of noise, dust and other air borne pollutants during works of demolition and construction;
- Wheel washing facilities;
- Arrangements for turning vehicles;
- Measures for the control of site lighting (required for safe working or for security purposes);
- Arrangements to receive abnormal loads or unusually large vehicles; and
- Methods of communicating the CTEMP to staff, visitors and neighbouring residents and businesses.

SWMP

- Information on the type and amount of waste likely to be generated prior to and during the construction phase;
- Details of the practical arrangements for managing waste generated during construction in accordance with the principles of waste minimisation; and

- Details of the measures for ensuring the delivery of waste minimisation during the construction phase.

No construction works and/or ancillary operations which are audible at the site boundary shall be carried out on site outside the following hours:

- Monday to Friday - 8am to 6pm
- Saturday - 8am to 1pm

There shall be no working on Sundays or Public or Bank Holidays. Deliveries to, and removal of plant, equipment, machinery and waste from, the site shall only take place within the permitted hours detailed above.

Reason: In the interests of highway safety and to safeguard the amenity of occupiers of neighbouring properties and to ensure the effective implementation of waste minimisation in accordance with the Gloucestershire Waste Core Strategy.

17. No dwelling shall be occupied until:

- (i) the carriageway(s) providing access from the public highway to that dwelling has been completed to at least binder course level and the footway(s) to surface course level and in accordance with the approved plans; and
- (ii) the car/vehicle parking area, visitor parking and turning space associated with that dwelling (including garages and car ports where proposed) have been completed in accordance with the approved plans.

The parking (including garages) and turning areas shall thereafter be kept free of obstruction and available for the parking and turning of vehicles associated with the development.

Reason: To ensure that safe and suitable access is provided for all users and is maintained in the interests of highway safety.

18. Prior to first occupation of the development, details of the proposed arrangements for future management and maintenance of the proposed roads/streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The roads/streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established.

Reason: To ensure that safe and suitable access is provided and maintained in the interests of highway safety,

19. No piling activities shall be carried out until a full piling method statement has been submitted to and been approved in writing by the Local Planning Authority. The method

statement must assess and include full details of the noise and vibration impact from the piling operations on the nearest residential properties, dates and times of piling and details of monitoring measures. All piling activities shall be carried out in accordance with the details approved.

Reason: To safeguard the amenity of adjacent properties and the general locality.

20. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority and development shall be halted on that part of the site affected by the unexpected contamination. An investigation and risk assessment must then be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11 and a remediation scheme, where necessary, also submitted. Following completion of measures identified in the approved remediation scheme, a verification report shall be submitted to and approved in writing by the Local Planning Authority before development can recommence on the part of the site identified as having unexpected contamination.

Reason: To ensure that risks from land contamination 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.

21. The development hereby approved shall be carried out at all times (including during all ground and vegetation clearance works) and thereafter maintained in accordance with:
- (i) the methods, recommendations and ecological protective measures set out in the approved Construction Environmental Management Plan (CEMP) (reference Ecology Solutions March 2021 7807.CEMP.vf).
 - (ii) the ecological enhancement measures and management and maintenance measures set out in the approved Landscape and Ecology Management Plan (LEMP) (Reference Ecology Solutions dated March 2021 7807.LEMP.vf).

In addition to the approved LEMP, hedgehog tunnels shall be installed within the bases of some garden or other boundary fences, in accordance with details which shall have been first submitted to and approved in writing by the local planning authority.

Any modifications to the approved (CEMP and LEMP) details, for example as a result of requirements of a protected species license, must be submitted to and agreed in writing by the Local Planning Authority and prior to the implementation of any modifications.

Reason: To safeguard important ecological species and to ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area during the construction and operational phases of the development.

22. Full details of the external lighting scheme, following the principles and recommendations of the approved lighting strategy (reference Illume Design Lighting Strategy 03.03.2021 No. 4218 rev 0.2), shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include but shall not be limited to the following:

- the position, height and type of all external lighting (including any security lighting);
- the intensity of lighting and spread of light as a lux contour plan (inc. horizontal and vertical components);
- lighting calculations and assessment;
- measures to minimise light spill/pollution, having regard to the sensitive location of the site within an Area of Outstanding Natural Beauty;
- measures to minimise the effects of lighting on protected wildlife species;
- the periods of day and night (throughout the year) when such lighting will be used and controlled for construction and operational needs.

The development shall be carried out in accordance with the approved scheme details and shall be maintained thereafter for the lifetime of the development and in accordance with the manufacturer's recommendations.

Reason:

In the interests of the character and appearance of the locality, including the Cotswolds AONB. To safeguard the amenity of adjacent properties. To minimise adverse effects on wildlife, including bats.

23. The submission of details required by Condition 2 shall comprise full details of a hard and soft landscaping and boundary treatment scheme for both the residential and open space elements of the proposed development. The scheme shall include the following :-

- a) a written specification clearly describing the species, sizes, spacing/densities and planting numbers (tree species should include a mixture of native and exotic, large and small, short and long lived trees), root types and tree pit details (including details of soil amelioration plans);
- b) details of all retained trees, hedgerow and other ecological features;
- c) details of the phasing of implementation of all proposed hard and soft landscaping;
- d) details of proposed aquatic planting for the indicative SuDS feature shown in the north-west corner of the site ;
- e) details of meadow grassland planting within the areas of public open space;
- f) details of hard and soft boundary treatment (including details of materials and elevation drawings where relevant);
- g) details of ridge and furrow retention, planting and maintenance;
- h) buffer/protection and deterrent planting measures (from deer and other predators) around retained mature, veteran and ancient trees.
- i) details of biodiversity net gain (BNG), in accordance with Natural England's Biodiversity Metric 2.0.

- j) a detailed Landscape and Tree Management and Maintenance Scheme (short, medium and long term – 5, 10 and 30 years) for areas of proposed open space and children’s play areas based on the principles set out in the approved LEMP,
- k) details of a scheme for Public Art within the area(s) of public open space

All planting, seeding or turfing shall be carried out in the first planting and seeding season following the occupation of the building(s) to which it relates (or agreed phase of development) or completion of the development, whichever is the sooner. Any trees, hedgerow or other soft landscaping plants which, within a period of 10 years from the date that they were planted, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size or species unless otherwise first agreed in writing by the Local Planning Authority. Any pruning works shall be carried out in accordance with BS 3998:2010 (or any standard that reproduces or replaces this standard).

All hard and soft landscaping , boundary treatments shall be completed in accordance with the approved details before the buildings or open space to which they relate are first occupied or first brought into use.

The approved scheme for Public Art shall be fully installed/implemented within six months following the completion of the development or in accordance with a timetable which shall have been first agreed in writing by the Local Planning Authority.

The open space and children’s play areas shall thereafter be managed and maintained in accordance with the approved Tree and Landscape, Maintenance and Management Scheme.

Reason: In the interests of biodiversity, visual amenity and the character and appearance of the area in general and to ensure that the landscaping and boundary treatments are carried out at an appropriate stage.

- 26 All works including roads, paths, parking areas, drainage runs and other areas of hard landscaping that fall within Root Protection Areas of retained trees shall be constructed using a no-dig method. All trenches and service runs shall fall outside the Root Protection Area(s) of any retained trees shown on the approved drawings, unless otherwise first agreed in writing by the Local Planning Authority. Any such works shall be carried out in accordance with the National Joint Utilities Group; Volume 4 (2007) (or any standard that reproduces or replaces this standard). No fires shall be lit within 5m of the Root Protection Areas and materials that will contaminate the soil such as cement or diesel must not be discharged within 10m of any tree stem. Existing ground levels shall remain the same within the Root Protection Areas and no building materials or surplus soil shall be stored therein.

Reason: To safeguard the existing trees in the interests of visual amenity and the character and appearance of the area.

27 Prior to the commencement of development (including site and vegetation clearance works), the following shall be submitted and approved in writing by the Local Planning Authority:

- (i) a Tree, Shrub and Hedgerow Retention and Removal Plan, identifying all trees, shrubs and hedgerow to be removed and retained (including tree BS 5837 (2012) categorisation),
- (ii) details of tree protective fencing to BS 5837:2012
- (iii) an Arboricultural Monitoring scheme for the construction phase which shall include details of (a) person(s) to conduct the monitoring; (b) the methodology and programme for reporting; and (c) a timetable for inspections.
- (iv) an Arboricultural Method Statement (AMS) to BS 5837:2012 which shall include (a) any no-dig construction method details for parking areas, footpaths, roads, drainage runs and other forms of hard landscaping; (b) foundation details for properties near to retained trees on or adjacent to the site; (c) the storage of materials and siting of temporary structures for contractors; and (d) any access facilitations pruning in accordance with BS 3998 (2010).

No trees, shrubs or hedges within the site which are shown to be retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed, without the prior written consent of the Local Planning Authority. Any retained trees, shrubs or hedgerow indicated on the approved drawings which, within a period of 5 years following the completion of the construction phase die, become seriously damaged, diseased or dying and are subsequently removed shall be replaced during the next available planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Local Planning Authority. Any pruning works shall be carried out in accordance with BS 3998:2010 (or any standard that reproduces or replaces this standard).

No tree and/or hedge clearance shall be carried out during bird nesting season (1st March to 31st August inclusive) unless the site has been surveyed in advance for breeding birds and a scheme to protect breeding birds has first been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out at all times in accordance with the details approved and the tree protective fencing shall be installed and inspected prior to the commencement of development and shall thereafter remain in place until the completion of the relevant construction phase.

Reason: To safeguard important existing trees and hedgerow in the interests of visual amenity and to safeguard important ecological species and their habitat.

28 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and/or re-enacting that order with or without modification), no extensions, garages and outbuildings (other than sheds and greenhouses and those forming part of the development hereby permitted) shall be erected without express planning permission.

Reason: Any further extension or alteration requires further consideration to safeguard the character and appearance and amenities of the area.

- 29 Prior to first occupation of the development, details of a Homeowner's Information Pack resource providing information on recreation resources in the locality shall be submitted to and approved in writing by the Local Planning Authority. The pack shall include reference to:
- Alternative local recreation opportunities (off site), e.g. website information for Cotswolds AONB '<https://www.cotswoldsaonb.org.uk/visiting-and-exploring/>'
- Each household shall be provided with an approved Homeowner Information Pack on occupation.

Reason: To reduce recreational pressure on the Cotswold Beechwoods Special Area of Conservation (SAC) and to ensure that all future residents of the proposed development are made aware of alternative local recreational opportunities and the sensitivities of the SAC.

- 30 The details to be submitted as part of the Reserved Matters application(s) for appearance, scale and layout pursuant to Condition 2 shall include an Energy and Sustainability Statement which shall be approved in writing by the LPA. The statement shall demonstrate an improvement on the energy efficiency of the scheme over and above the Building Regulations in place at the time of this decision and shall include, but not be limited to, the following information:

- (i) details of the methods used to calculate predicted annual energy demand and associated carbon emissions
- (ii) measures to reduce impact on climate change (including consideration of heat proofing, construction techniques, building fabric, solar gain, natural lighting, shading, orientation, water retention, flood mitigation and landscaping).

The development shall thereafter be carried out in accordance with the approved statement.

Reason: To achieve a good standard of sustainable design and construction and to take account of climate change

- 31 Details of a scheme of interpretation of the adjacent heritage assets at Hewlett's Reservoir (which shall include details of the location, content and design of interpretation material/boards to provide the public with a better understanding of the heritage assets adjoining the site) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the completion of the development.

Reason: To enhance the local community's understanding and awareness of the adjacent heritage assets.