



Development Control Committee Schedule 18/12/2019

Item No: 01	
Application No.	S.19/1418/OUT
Site Address	Land At M5 Junction 13 West Of Stonehouse, Eastington, Gloucestershire,
Town/Parish	Eastington Parish Council
Grid Reference	378047,206562
Application Type	Outline Planning Application
Proposal	Development comprises of a 5000-capacity football stadium and other ancillary uses (use Class D2); one full-sized grass pitch and one full-sized all-weather pitch and a goal practice area (use class D2); car parking for cars and coaches and highway improvements to A419 including a signalised site junction and combined cycle/footway. All matters reserved save for access. (378047 - 206562)
Recommendation	Resolve to Grant Permission
Call in Request	Requested by Head of Development Management





Development Control Committee Schedule 18/12/2019

Applicant's Details	Ecotricity Group Limited Lion House, Rowcroft, Stroud, Gloucestershire, GL5 3BY
Agent's Details	None
Case Officer	John Chaplin
Application Validated	03.07.2019
	CONSULTEES
Comments Received	Historic England SW Archaeology Dept (E) Environmental Health (E) Severn Trent Water Ltd (E) Flood Resilience Land Drainage Arboricultural Officer (E) Natural England (E) Sport England Forest Of Dean District Council Stonehouse Town Council Nailsworth Town Council Eastington Parish Council Contaminated Land Officer (E) SDC Water Resources Engineer Stroud Town Council Whitminster Parish Council Highways England Stroud Valleys Canal Company
Constraints	Adjoining Canal Affecting the Setting of a Cons Area Consult area Conservation Area Within 50m of existing cycle track (LP) Flood Zone 2 Flood Zone 3 Key Wildlife Sites - Polygons Listed Building Within 50m of Listed Building Within 200m of M5 Neighbourhood Plan Eastington Parish Council Whitminster Parish Council Affecting a Public Right of Way SAC SPA 7700m buffer Village Design Statement
	OFFICER'S REPORT



Development Control Committee Schedule 18/12/2019

INTRODUCTION

1. This is a revised application for the proposed football stadium following the refusal of the previous application (S.16/0043/OUT). The proposal is substantially the same, being an outline application for a 5000 capacity stadium with practise pitches, parking, highway improvements and associated landscaping.

SITE DESCRIPTION

2. The application site is situated to the west of Stroud and Stonehouse and north of the settlement grouping of Alkerton and Eastington adjacent to the junction 13 of the M5 motorway. The site has an area of some 39.5ha and is bisected by the A419 and the M5 which provide three distinct areas.
3. The first of the three areas is the Northern Area of this parcel consisting of 18.9 ha of land immediately to the north of the A419. The western boundary adjoins the M5 Junction 13, the northern boundary adjoins existing residential properties accessed from Grove Lane, and the eastern boundary adjoins agricultural land which forms a wedge between the northern part of the application site and the existing petrol filling station, hotel and restaurants sited to the north west of the Chipmans Platt roundabout.
4. This roundabout as well as providing access from the A419 to Grove Lane, also now provides the western access to the allocated residential and commercial development Land West of Stonehouse now known as Great Oldbury. In addition via its southern arm it also provides access to Eastington and the village centre of Alkerton.
5. The second area of the application site, the Western area, comprises approx 4.5ha of land situated to the west and south of junction 13 of the M5. This is made up of two meadows with mature hedging. The Stroud water Highways depot and the A419 which connects with the A38 at Whitminster are located to the north, with the River Frome on the southern boundary. This area is within Flood Zone 3. There is an underpass and river tunnel under the motorway embankment connecting to land to the east of the M5.
6. The southern area is the third area and comprises of land to the south of the A419 is approximately 13.5ha. With the boundary with the A419 to the north, M5 to the west there are existing residential and an institutional use (William Morris House) to the east. The industrial development at Easington Trading Estate is located just beyond the south boundary.
7. The agricultural land immediately south of the Southern area of the application site is edged in blue as being in the applicants control but is not shown within the application red line. This area is shown for illustrative purposes only as a potential position of future canal works as part of the Missing Mile project.
8. All the land currently has an agricultural use and is relatively flat and low-lying but gently undulates with a slight slope to the south towards the flood plain and River Frome beyond. The agricultural land has predominantly been used as grazing land by cattle and for cutting of hay. These fields generally have well-defined hedgerow boundaries; however, there are some gaps within them. Some trees are located within these hedge lines along with a slightly more wooded section adjacent to the M5 junction.
9. The A419 provides one of the main thoroughfares into this part of the Stroud district. It is currently a single carriageway width with no footpath and the majority being unlit until it reaches



Development Control Committee Schedule 18/12/2019

the Chipmans Platt roundabout. Grove Lane is a rural lane which provides access to Nupend and Westend before continuing over the M5 to Whitminster and the A38.

10. The northern part of the application site is bisected by two footpaths running broadly north to south, joining up just north of the southern boundary of this section of the site. The conjoined footpath then crosses the A419 and runs south through the southern section of the site adjoining William Morris House to Westfield Bridge, a bridge over the now filled in canal.
11. National Cycle Route 45 which connects to Stroud runs along Grove Lane then south at the roundabout before heading east along the canal/A419 corridor.
12. No Scheduled Monuments, Registered Parks and Gardens or Listed Buildings are present within the red line application site. However, part of the southern part of the site and the western section are located within the Industrial Heritage Conservation Area (IHCA). The IHCA follows and includes the historic industrial development of the canal, mill sites and associated features for example; Meadow Mill, William Morris House, Westfield Bridge and the former route of the canal.
13. Listed buildings are located adjacent to the site. This includes Mulgrove, Westend Farm and Grove Farm on Grove Lane, Eastington Grange at Chipmans Platt, Eastington Park and the various buildings including the church at Churchend. There are further Listed buildings in the wider area including at Nupend and Nastend.
14. There are no landscape or wildlife designations within the application site but the adjacent River Frome is a Key Wildlife Site. The site is located within the Severn Vale landscape character area with the Cotswolds Area of Outstanding Natural Beauty and escarpment located 2km away. Within 5km are located two internationally important ecological sites; Severn Estuary and Rodborough Common. Other nationally and locally important sites are also present.

THE PROPOSED DEVELOPMENT

15. This is a revised application with the development now consisting of:
Development comprises of a 5000-capacity football stadium and other ancillary uses (use Class D2); one full-sized grass pitch and one full-sized all-weather pitch and a goal practice area (use class D2); car parking for cars and coaches and highway improvements to A419 including a signalised site junction and combined cycle/footway. All matters reserved save for access.
16. The application site in terms of the red line remains the same as the previous application.
17. The application is in outline form with only the details of the access submitted. An indicative Masterplan which identifies key parameters for the development has been submitted along with an enhanced indicative landscape strategy.
18. The sports hub is proposed for the entire northern parcel. This includes the football stadium with a seating capacity for 5000 spectators, one full-sized grass pitch and one full-sized all-weather pitch and a goal practice area.
19. A zoned parking area which breaks up the 1700 spaces is proposed to include provision for cars, coaches and cycles. The area will also include facilities for disabled users and a local stage bus pick up and drop off points.



Development Control Committee Schedule 18/12/2019

20. The illustrative material submitted shows the proposed stadium as the primary new build structure on the application site and it is the applicants' stated intention that it will become the new home for Forest Green Rovers currently based at The New Lawn in Nailsworth. Within the proposed stadium ancillary facilities are also proposed, namely;
- Club shop
 - Health and fitness facilities
 - Conference facilities
 - Training and staff offices
 - Changing facilities
 - Function and bar areas.
21. The club is seeking to produce a highly sustainable building and Zaha Hadid Architects have been appointed and have provided the indicative designs and visualisations. A commitment to this design has been offered by the applicant through a S106 legal agreement which will accompany the application. The building is proposed to be low carbon and low impact, with measures introduced to minimise energy use, water, waste and pollution. The Design and Access statement demonstrates in illustrative figures and text form the evolution of the overall innovative wood design, and the measures that are proposed to be incorporated to ensure a sustainable and 'green' building is produced. These, together with figures showing the overall master plan, illustrative revised strategic landscaping details and parameter height and illustrative sections through the site, have been submitted to demonstrate the anticipated design that the applicant envisages and how it reacts with and relates to the local context.
22. The proposed stadium is an indicative oval shape, 159m long and 144m wide with an indicative maximum height of 19.5m. The revised illustrative landscaping has been specifically designed to explore the idea of a parkland landscape setting particularly around the stadium building itself.
23. For illustrative purposes the potential likely degree of changes to existing levels in the car park and landscaped areas have also been indicated and this results in generally only modest changes of levels for these areas.
24. The illustrative landscaping proposals at the northern boundary of the development site, adjoining existing houses on Grove Lane, show orchard and hedgerow planting and a landscaped bund which provide separation from the main stadium area and car park. On the southern side of the development site, adjoining the motorway junction, two ponds are proposed with species-rich areas of grassland and parkland. The large areas of landscaping to provide boundary treatment for the stadium are envisaged within the illustrative material. This is produced in part by the trans-planting of existing hedgerows on the site, thus mitigating the overall loss of hedgerow.
25. The revised/additional landscape strategy seeks to provide a legible and accessible space but through the zoning and the enhanced landscaping, both new planting and further translocation of existing vegetation, provide a significant level of tree planting for both ecological and visual benefits. This enhances the landscaping to soften the appearance and provide more detail of the potential finish to car park.



Development Control Committee Schedule 18/12/2019

26. The sole matter not reserved for future applications is access. The main access is to be gained from the A419 with a new signalised junction, including signal controlled pedestrian and cycle crossing. As part of the highway mitigation package it is also proposed to fully dual the A419 from the M5 Junction 13 to Chipmans Platt with a combined footway cycleway on the south side of the A419 which will link to National Cycle Route 45 (NCN45) at Grove Lane. Improvement to the M5 junction roundabout lining is also outlined. A secondary pedestrian, public service vehicle and cyclist entry point only is shown off Grove Lane. The provision of sustainable transport is also part of the proposal with match day transport proposed and, whilst not now proposed, a possible informal park and ride has also been discussed.
27. The western area is proposed as a Nature Conservation Area. The indicative Green Infrastructure Plan and Indicative Concept Masterplan show the whole of the area west of the M5 with further nature conservation enhancements including orchard planting and appropriate ecological management.
28. No development is proposed within the southern section, to the south of the A419 apart from the highway mitigation, including hedge translocation. This area will remain in agricultural use.

SUBMITTED INFORMATION

29. This revised application is accompanied by an Environmental Impact Assessment. As a new application, the proposal has to be assessed under the current 2017 EIA regulations (as amended) though it draws on the work previously done and has not been significantly updated.
30. The Environmental Statement (ES) assesses the likely environmental impacts from the development during its construction and its operation. It also assesses the cumulative impacts from other developments.
31. The revised Environmental Statement comprises the following subject areas:
- Archaeology and Cultural Heritage
 - Ecology and Nature Conservation
 - Flood Risk, Hydrology and Drainage
 - Landscape and Visual Impact
 - Socio-economics
 - Transport and Access
 - Air Quality and Dust
 - Lighting
 - Noise and Vibration
 - Climate Change
 - Major Accident and Disasters
 - Cumulative Effects

Officers are satisfied that the information submitted within the Environmental Statement is sufficient to consider the potential environmental impacts of the development.

32. Further Environmental Information has been submitted since this application was originally submitted which includes:
- A Landscape Strategy and Indicative Landscape Masterplan (P19-1567_04 Rev A & P19-1567_05 Rev B received on the 4th October 2019).
 - A Nailsworth Town Centre Viability Assessment and further Noise clarifications received on the 3rd October 2019.



Development Control Committee Schedule 18/12/2019

THE MAIN CHANGES TO THE PREVIOUS APPLICATION

33. With this being a revised proposal, the applicant is seeking to address the Members concerns and the previous refusal reason.

Whilst discussed in more depth below the main headline changes can be summarised as follows;

- A change of 1 grass pitch to an all-weather pitch with access to local clubs, community use agreement offered.
- Revised and enhanced landscaping strategy and landscape masterplan with more details regarding the approach to the landscaping including car parking areas and how the scheme relates to Grove Lane.
- The submission of a Nailsworth Town economic impact study
- Increased match day transport. In addition to the Stroud and Stonehouse buses, buses are proposed from Nailsworth and a bus service for a trial period from Cam/Dursley station.
- The Stadium design included in a S106 agreement.
- Additional noise clarification

RELEVANT PLANNING HISTORY

34. 2015/1820/EIAS - Proposed mixed use development for a sports and green technology centre, known as "Eco Park" comprising of a sports complex including transport hub with park and ride, green technology hub and nature conservation area. EIA Required - 30 Sept 2015
35. S.16/0043/OUT - 5,000 capacity football stadium and other ancillary uses (Use Class D2); two full-sized grass pitches and a goal practice area (Use Class D2); car parking for cars and coaches and highways improvements to the A419 including a signalised site junction and combined cycle/footway. All matters are reserved save for access. Refused - 25 June 2019 - appeal pending.

The Appeal

36. The applicant has appealed against the refusal of the previous application. This is currently being considered by the Planning Inspectorate with a Public Inquiry in February 2020. The inspector will be updated on the outcome of this application and whilst discussions about withdrawing the appeal if a positive outcome is forthcoming are still ongoing, we have not yet received a formal commitment from the applicant on this issue. However, the ongoing nature of the appeal does not affect Members ability to consider the merits of this revised scheme.
37. Whilst this is a new application under-consideration, the previous application is a material consideration and Members should be minded that given it's similarly and recent determination the introduction of new issues which were not raised in the previous refusal reason, unless they relates to the new material, could be considered as unreasonable behaviour which could have cost implications on appeal if the application was refused on such new issues.

Previous Refusal Reason

38. The previous application was considered by Members at DCC on the 12 June 2019 where it was resolved to refuse for the following reason;
39. *The proposed development is contrary to Policies CP15 and EI11 of the adopted Stroud District Local Plan, November 2015 and EP1 of the adopted Eastington Neighbourhood Development Plan 2016 being located in a rural location outside the defined development limits. The proposal would be very prominent from localised viewpoints and would appear out of character with the Severn Vale. There is insufficient information on the design and*



Development Control Committee Schedule 18/12/2019

landscaping to ensure that the character of the landscape can be maintained. There is similar intervisibility with adjacent listed buildings along Grove Lane, and the proposal would impair their rural setting and character, contrary to Local Plan Policies EI11, CP14 (5 & 8) ES7, ES10 and NDP Policy EP4. The scheme would also appear overbearing and cause general disturbance that would harm the amenities of the neighbouring residents along Grove Lane contrary to Local Plan Policies CP14 (7) ES3 (1). It has also not been demonstrated that the vitality and viability of Nailsworth Town would not be adversely affected by the loss of the existing stadium contrary to Local Plan Policy CP12. It has therefore not been demonstrated that the scheme provides sufficient sustainable benefits to outweigh the harm to the character, appearance and amenities of the area to justify a departure from the adopted development plan in accordance with paragraph 12 of the National Planning Policy Framework (Feb 2019).

SITES INSPECTION PANEL

40. During the previous application all members of the Development Control Committee were invited on the Sites Inspection Panel (SIP) visit on Tuesday 28th May 2019 with 7 members in attendance. This was a closed meeting for Members and Officers of Stroud District Council to inspect the site and locally important locations.
Both Ward Councillors were invited with Cllr Stephen Davies attending.
41. The panel started at Pike Lock and walked along the footpath/former canal towpath and convened on Westfield bridge to identify the Industrial Heritage Conservation Area (IHCA) the former route of the canal, its potential restoration and associated buildings and features. This included views in and out of the Conservation Area.
42. The position of the site, including the proposed built footprint and other key local identifying features like the A419, M5 and River Frome were noted along with the local landscape character. The local footpath network was also noted.
43. The position and proximity of the William Morris College was also appreciated.
44. The panel reconvened at the field entrance adjacent to the layby to the North of the A419 to appreciate the onsite elements, use, levels, vegetation and location etc.
45. The site was then observed from Grove Lane, noting the Land West of Stonehouse development, the local character of Westend and Nupend and the Listed buildings and their setting and the local views along Grove Lane and the elevated motorway bridge towards Whitminster.
46. The panel reconvened at Haresfield Beacon to appreciate the wider landscaping setting and the position of the site. This included the view from the Cotswold escapement, the AONB and Cotswold Way and identified the site within the proposed landscape setting including its relationship with nearby landmarks and developments.

REPRESENTATIONS

Statutory Consultees:

July 2019. Original submission

Eastington Parish Council:

47. I write to advise that Eastington Parish Council still objects to the proposal.



Development Control Committee Schedule 18/12/2019

48. The decision notice demonstrates that members of Stroud District Council had concerns about the following matters which resulted in a refusal as insufficient benefit was found to outweigh the harm to the character, appearance and amenities of the area to justify a departure from the development plan.
49. Eastington Parish Council note that these are the:
- Rural location outside settlement boundary
 - Very prominent from localised viewpoints and the scheme would appear out of character with the Severn Vale
 - There is insufficient information with regards to design and landscaping to ensure that the character of the landscape can be maintained.
 - Impairs rural character and the setting of listed buildings along Grove Lane
 - Scheme would appear overbearing and general disturbance to neighbours
 - Vitality and viability to Nailsworth
50. The only physical change to the scheme is the change of one of the two external practice pitches to be an artificial pitch. The use of a Section 106 Legal agreement does not overcome the concerns previously raised by EPC.
51. Eastington has not identified a community need for additional playing pitches, nor an all weather pitch and whilst it is recognised that this may serve a wider population it will be no use to the wider community unless it is genuinely, regularly and consistently, available and useable at times and for period of use when clubs and perhaps schools need to train. This will likely conflict with the needs of FGR and conflict with the condition to prevent floodlighting/manage lighting. Even if good and protected availability of the pitch is negotiated prior to a decision being recommended this does not outweigh the harms found by the DCC committee or the objections of Eastington Parish Council.
52. No new information on other matters has been submitted to date and as such the Parish Council retains its previous objections which were last submitted as Response to FEI8 in January 2019 and representation on behalf of Eastington Parish Council by Troy planning and design , dated March 2018. These are attached here as part of the Parish Council response.
53. The Parish Council is seeking further advice and as such will forward any further comments in due course.

Whitminster Parish Council:

54. At the August meeting of Whitminster Parish Council, the above application was discussed in detail.

Council resolved to OBJECT to the application for the following reasons.

It is contrary to policies contained in the Local Plan 2015, including CP15, EP1, EP4, EP9 ES3, ES7, ES8 and ES10.

There is no significant improvement in this re-submission to the one refused at DCC on 12th June 2019 for neighbouring householders or communities. Although an all weather pitch is proposed to be included, no details of how this might help local football clubs are provided.

Previous objections relating to traffic, noise and lighting issues remain as significant concerns.



Development Control Committee Schedule 18/12/2019

Whitminster Parish Council remains unconvinced that the approval of this application will be of any benefit to the Parishes in the immediate area to the proposal, therefore the harm it would pose far exceeds any benefits brought about by allowing a departure from the adopted Local Plan.

Forest of Dean District Council:

55. Having considered the scheme, the Forest of Dean District Council has no comments or observations to make on the proposal.

Stonehouse Town Council:

56. Stonehouse Town Council supports the application but has the following comments. There is concern about the impact of increased traffic related to this development and the application should include comprehensive measures to mitigate that impact. The Council would like the developers to ensure better rail links in the area and would like the reopening of the Bristol Road Station, Stonehouse to be part of any approvals. Finally, the Council would like the developers to consider a detailed plan for improving the cycle routes in the local environment.

Nailsworth Town Council:

57. Impact at proposed new stadium site
1. Nailsworth TC support Eastington PC's comments and objections
 2. The FGR Stadium plans make a lot of what the stadium will bring to the immediate area. However it must be recognised that this is not a new development, but the moving of an existing one. There is therefore no net gain to the District.
 3. The application covers the land south of A419 although there are now no proposals for this area. It should be excluded from the application.

Impact on Nailsworth

1. No assessment has been made of the impact that moving FGR from their existing ground will have on Nailsworth. This means it is impossible to assess properly the full impact of the proposal
2. Positive impacts on NTC from FGR's location include:
 - Extra trade to shops, restaurants, cafes, pubs, hotels, B&Bs etc from supporters and accompanying visitors, who may choose to spend a weekend whilst taking in a game. NTC has anecdotal evidence supporting this, whilst the applicants have failed to carry out any impacts assessment
 - Profile and name recognition. FGR has raised the profile and increased recognition of Nailsworth nationally and internationally, with positive effects on tourism and trade.
 - Town identity. FGR has been part of the town for 130 years, and its loss will be strongly felt in the community
 - The loss of the football club and its benefits to the town is directly contrary to Stroud District Council's Supporting Market Towns initiative.
3. Claimed adverse impacts
4. The applicants make much of adverse impacts on the town and residents as a result of traffic and parking on match days. These arise largely because the club has refused to take action to manage traffic as it has grown - inevitably leading to problems and an adverse effect on the club's reputation locally. Sustainable solutions could be put in place by the club to make transport to matches much better managed. For example: fully utilised and publicised Park and Rides; shuttle buses from Stroud and Cam and Dursley; traffic management through working with local highway authorities and funding TROs etc.
5. Local facilities and community benefits



Development Control Committee Schedule 18/12/2019

58. Much is made of the gym and bar facilities, and other local job opportunities at the proposed new stadium. Reference is made to the facilities at The New Lawn to stress how beneficial the new facilities might be to the Eastington community. In fact, the club has already removed these facilities from The New Lawn to the disadvantage of their longstanding neighbours in Forest Green. The reliance that can be placed on their promised commitment to the Eastington community can be predicted from the way they have treated previous 'commitments' to Forest Green.

Summary

59. This development is contrary to the Local Plan and promotes development that is unsustainable and has very significant and substantial adverse effects in Eastington. It has substantial adverse impacts on Nailsworth, with no compensating benefits. This proposed new stadium brings no net gain to the District and the refusal should be upheld.

Historic England:

60. This is a revised outline application for a 5,000 capacity football stadium and other ancillary uses with all matters reserved. The site includes a portion of the Conservation Area follows the route of the Stroud Water Navigation, although this section has been in filled. It is the aspiration of the Cotswolds Canal Trust to reopen this section of the canal; largely on its original alignment, although dipping south near the M5 in order to pass beneath it. The site also contains the unscheduled remains of a Roman villa, and other undesignated heritage assets, such as the Westfield Bridge (over the canal) and its associated, but in filled, lock. The proposals will also impact on the settings of other designated heritage assets such as the Grade II listed Westend and Grove Farmhouses to the north of the site. Our primary remit is the impact of the proposals on the Industrial Heritage Conservation Area, and as with our advice on previous applications, we would recommend taking advice from your Conservation Officer and the County Archaeologist on the impacts on those other heritage assets.

61. Following the refusal of the previous application (ref: S.16/0043/OUT), the site still straddles the A419, with the area to the south of the road being partially within the Industrial Heritage Conservation Area. The previous application originally included the area within the Conservation Area, but was subsequently reduced to the area of the site north of the A419. From that position, we retracted our concerns over the potential impact upon the character and appearance of the Conservation Area. We note that the reasons for refusal of the previous application relate to the impact upon the settings of Grade II heritage assets and the wider landscape impact. While your Conservation Officer would be tasked with assessing the impacts of the proposed development upon these heritage assets, there are no further changes to the master planning of the development that would cause us to object or raise concerns.

62. Central to our consultation advice is the requirement of the Planning (Listed Buildings and Conservation Areas) Act 1990 in Section 66(1) for the local authority to "have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses". Section 72 of the act refers to the council's need to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in the exercise of their duties. When considering the current proposals, in line with Para 189 of the NPPF, the significance of the asset's setting require consideration. Para 193 states that in considering the impact of proposed development on significance great weight should be given to the asset's conservation and that the more important the asset the greater the weight should be. Para 194 goes on to say that clear and convincing justification is needed if there is loss or harm.



Development Control Committee Schedule 18/12/2019

Recommendation

63. Historic England has no objection to the application on heritage grounds. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas and section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.
64. Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

GCC Archaeology:

65. I note that this planning application is supported by an Environmental Statement in which archaeology is discussed in Chapter 7, based on a programme of assessment and evaluation which comprised a Heritage Assessment (Cotswold Archaeology, report dated November 2015), a geophysical survey (GSB Prospection Ltd, report dated September 2015), and trial-trenching (Cotswold Archaeology, report dated November 2015). In my view sufficient information is available regarding archaeological impact to allow an informed planning decision to be made on that issue.
66. I advise that the application site includes land to the south of the A419 containing Whitminster Roman villa and also an Industrial Heritage Conservation Area containing the historic line of the Stroudwater Canal. However, I note that this land will not be developed and will remain open countryside. Therefore, the proposed development will have no significant impacts on the Whitminster Roman villa and the former line of the Stroudwater canal.
67. To the north of the A419, the archaeological investigations undertaken in 2015 indicated that elements of the agricultural landscape associated with Whitminster Roman villa are likely to be present, and that these would be adversely affected by construction ground works required for this development.
68. However, those archaeological remains are not of the first order of preservation, since they have undergone erosion from medieval and later ploughing with the result that all surfaces associated with the remains have been destroyed. For that reason it is my view that the archaeological remains are not of the highest significance, so meriting preservation in situ.
69. On that basis I am pleased to confirm that I have no objection in principle to the proposed development, with the proviso that an appropriate programme of archaeological work should be undertaken to record any significant archaeological remains which may be adversely affected by this scheme.
70. To facilitate the archaeological work I recommend that a condition based on model condition 55 from Appendix A of Circular 11/95 is attached to any planning permission which may be given for this development, ie; 'No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority'.



Development Control Committee Schedule 18/12/2019

71. Reason: It is important to agree a programme of archaeological work in advance of the commencement of development, so as to make provision for the investigation and recording of any archaeological remains that may be destroyed by ground works required for the scheme. The archaeological programme will advance understanding of any heritage assets which will be lost, in accordance with paragraph 199 of the National Planning Policy Framework.

I have no further observations.

Natural England:

72. Natural England has previously commented on this proposal and made comments to the authority in our letter dated 18 February 2016.

73. The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

74. Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

SDC Senior Arboriculture Officer:

75. I have no objection to the application subject to the following conditions.

- A landscaping scheme for the site must be submitted to and approved in writing by the Local planning Authority; the landscaping scheme shall include details of hard landscaping plans, 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 and an implementation programme.

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).

- All hard and soft landscape works shall be completed in full accordance with the approved scheme, within the first planting season following completion of the development hereby approved, or in accordance with a programme agreed with the local planning authority.

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).

- Any trees or plants that die within the first five years of establishment must be replaced. The replacement trees / plants must be planted in accordance with the approved landscaping scheme for the development.



Development Control Committee Schedule 18/12/2019

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).

- A method statement must be submitted and approved by the local planning Authority for the translocation of the hedgerows. This must be submitted and agreed prior to the hedge(s) being translocated.

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).

- Tree protection plan. A tree protection plan must be submitted to the local planning Authority. The tree protection plan must be superimposed on a layout plan, based on the topographical survey showing all hard surfacing and other existing structures within the root protection area (RPA). The plan should clearly indicate the precise location of protective barriers to be erected to form a construction exclusion zone around the retained trees. It should also show the extent and type of ground protection, and any additional physical measures, such as tree protection boxes, that will need to be installed to safeguard vulnerable sections of trees and their RPAs where construction activity cannot be fully or permanently excluded. These measures should be indicated on the plan, accompanied by descriptive text as required. Barrier and ground protection offsets should be dimensioned from existing fixed points on the site to enable accurate setting out. The position of barriers and any ground protection should be shown.

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).

- The protective barriers must be erected at the beginning of the construction project, prior to the land being stripped or civil engineering commencing.

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).

- The barriers and ground protection must be left in situ until all major trades are off site.

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).

- Services. All service runs are to located outside the root protection areas of any retained tree or hedge.



Development Control Committee Schedule 18/12/2019

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).

- Prior to construction starting, a pre- start meeting must take place with the ground works company and the Local 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).

Sport England:

76. Sport England Non Statutory Role and Policy

The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications. <https://www.gov.uk/guidance/open-spacesports-and-recreation-facilities-public-rights-of-way-and-local-green-space#open-spacesports-and-recreation-facilities>

- This application falls within the scope of the above guidance as it relates to: creation of a major sports facility;

77. Sport England assesses this type of application in light of the National Planning Policy Framework (NPPF) and against its own planning objectives, which are Protect - To protect the right opportunities in the right places; Enhance - To enhance opportunities through better use of existing provision; Provide - To provide new opportunities to meet the needs of current and future generations. Further information on the objectives and Sport England's wider planning guidance can be found on its website: <http://www.sportengland.org/planningforsport>

The Proposal and Assessment against Sport England's Objectives and the NPPF

78. The proposal is for the development comprises of a 5000-capacity football stadium and other ancillary uses (use Class D2); one full-sized grass pitch and one full-sized allweather pitch and a goal practice area (use class D2); car parking for cars and coaches and highway improvements to A419 including a signalised site junction and combined cycle/footway. All matters reserved save for access.

I note that this a resubmission of S.16/0043/OUT.

I have consulted with the Football Association and Football Foundation who have made the following comments which in essence I support:

- For the purposes of this planning application, as the Club plays in the English Football League two which has very prescriptive facility requirements, it is assumed that the applicant would take this into consideration when looking at the facility designs for this application. The new stadium must be designed in line with The FAs National Ground Grading Documents for League 2. <http://www.thefa.com/getinvolved/player/clubs-leagues/ground-grading>
- We would to ensure the 3G FTP is FA/FF complaint with regards to design, sinking fund, testing, pricing policy. Please see guidance link here: <http://www.thefa.com/getinvolved/player/facility-development-and-technical-guidance>



Development Control Committee Schedule 18/12/2019

- Ensure the 3G pitch is tested in order to facilitate clubs academy matches; Stadia designs should give consideration for the potential of the clubs future progression; and We would want assurance that the proposed replacement ground is built and operational, prior to the commencement of development and loss of the current one.

79. It is my view that given the level the club plays at the issues around the 3G Artificial Grass Pitch will be policed by the league requirements the club will play in. Regarding the Stadia design, that is the matter for the club and their architects to deal with. The final point about the replacement ground and current ground being conditioned. I would refer to my response to the statutory consultation dated 25th April 2018 to S.18/0815/OUT. I have asked for a condition to deal with this issue when the application is determined.

Conclusion

80. Sport England considers that the application is consistent with the following policy objectives: Provide and Enhance. This being the case, Sport England offers its support to this application.
81. The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

Highways England:

82. Referring to the notification of the Outline Planning Application received on 17 July 2019 regarding M5 J13: A 5,000 capacity football stadium and other ancillary uses (Use Class D2); one full-sized grass pitch and one full-sized all-weather pitch and a goal practice area (Use Class D2); car parking for cars and coaches and highways improvements to the A419 including a signalised site junction and combined cycle/footway. All matters are reserved save for access on Land at M5 Junction 13, West of Stonehouse, Eastington, Gloucestershire, notice is hereby given that Highways England's formal recommendation is that we recommend that conditions should be attached to any planning permission that may be granted (see Annex A - Highways England recommended Planning Conditions);

Annex A Highways England recommended Planning Conditions

83. HIGHWAYS ENGLAND ("we") has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.
84. This response represents our formal recommendations with regard to the planning application (App Ref - S.19/1418/OUT) and has been prepared by Sally Parish, the Planning Manager for Gloucestershire.
85. We have undertaken a review of the relevant documents supporting the planning application to ensure compliance with the current of the Secretary of State as set out in DfT Circular 02/2013 "The Strategic Road Network and the Delivery of Sustainable Development" and the DCLG National Planning Policy Framework (NPPF), being advised on this matter by our consultants, Jacobs.



Development Control Committee Schedule 18/12/2019

Statement of Reasons

86. The application seeks outline planning permission for the construction of a 5,000 capacity football stadium, one full-sized grass pitch and one full-sized all-weather pitch and a goal practice area, car parking for cars and coaches and highways improvements to the A419 including a signalised site junction and combined cycle/footway, with all matters reserved except for access.
87. Highways England has previously been consulted on the above proposals under application reference S.16/0043/OUT, and for which we identified suitable mitigation as recommended in planning conditions in our formal response dated 2 May 2018. We understand that the application was subsequently refused on 12 June 2019.
88. The planning statement submitted in support of the current application sets out that whilst the red line boundary still includes a proposed Green Technology Hub on land south of the A419, this was removed via an amendment to the original application in December 2017, and a planning condition is proposed to ensure that no land south of the A419 will be used for the stadium or its infrastructure.
89. We have reviewed the relevant documents and note that the description and layout of the development remain identical to the original submission, with the exception of the substitution of one grass pitch for an all-weather facility. The previously agreed transport evidence based contained within the resubmitted Transport Assessment (TA) prepared by PFA Consulting Ltd remains unchanged. The applicant has provided an updated Transportation and Access Summary document dated December 2018 which sets out the access and travel arrangements to the stadium together with the highways mitigation agreed with Highways England as part of the previous application.
90. In light of this we are satisfied that the conclusions reached in our original response to application S.16/0043/OUT remain valid, and as such these are set out again below.

Development Proposals

91. The proposals include a 5,000-capacity stadium and ancillary uses positioned to the north of the A419. This stadium is to be use by Forest Green Rovers Football Club (FGRFC) which were promoted to the National League during the 2017-2018 season. The Club is relocating to a new facility from its current New Lawn Stadium in Nailsworth, south of Stroud.
92. The ancillary uses will include a small number of bars within the football ground, a club shop, changing rooms and private gym for team players. The proposals also include two full-sized grass pitches and goal practice area. These facilities will be solely used by the football club or open during a match. The gym, changing rooms and practice pitches will not be open to the general public.
93. The proposals include 1,700 car parking and 100 cycle spaces and a new access junction with the A419 carriageway. This comprises a three-arm signal controlled junction, with pedestrian crossings provided across two junction arms.

Trip Generation

94. Football club trip generation has previously been agreed with Highways England through discussions as part of the original application. This has been derived from existing football club travel surveys, with modal split assumptions included to reflect the sites proposed 'edge of town location'



Development Control Committee Schedule 18/12/2019

The football club trip generation assumes:

- 6 coaches assumed for away supporters with a total occupancy of 300 people
- 10 local shuttle buses for home fans with a total occupancy of 500 people
- 4% of home ticket holders walk or cycle
- A car occupancy of 2.2 people per car
- 10% pick-up / drop off or taxi movements
- An inclusion of 50 car trips associated with hospitality and staff

Applying the above assumptions to a full capacity stadium (5000 spectators), car trips include:

- 4250 home supporters
- 750 away supporters (15% of the total crowd)
- 4080 home supporters after taking off walk/cycle trips (4%)
- 4830 home and away supporters combined
- 4030 supporters after taking off bus and coach trips (800 people)
- 1832 car trips based on car occupancy levels
- 50 additional car trips associated with hospitality / director / staff cars
- 188 taxi and pick-up/drop of trips (10% additional cars) and these include both arrivals and departures in each period
- 1882 car trips to the football club, of which 1,694 would require a parking space.

95. For a Saturday match starting at 15:00, 67% of spectators are anticipated to arrive in the hour leading up to match start time. Similarly, 76% of spectators are envisaged to depart the site in the hour following the end of the match between 17:00-18:00.

96. Weekday matches would be held infrequently, but typically include start times between 19:45 and 20:00. For a weekday match, 55% of spectators are predicted to arrive between 18:00-19:00 and the remainder in the hour following. No football development trips are assumed to occur during typical weekday peak hours between 08:00-09:00 and 17:00-18:00.

Trip Distribution / Assignment

97. Football club trip distribution has been informed by using the postcode locations of FGRFC season ticket holders. This includes a total of 33% football club trips travelling through M5 J13, which split 17 M5(N), 6% M5(S) and 10% to the A38. Highway England accepts these results.

Committed Developments / Infrastructure

98. A series of small committed developments have been accounted for in the TA through the use of TEMPro growth factors, with the traffic and infrastructure associated with the largest 'Land West of Stonehouse' (LWoS) proposals (Ref S.14/0810/OUT) being manually added. This traffic has been extrapolated from the agreed TA accompanying the full planning application submission. Now committed, this development includes a Grampian style condition which restricts the development to 201 dwellings (or other development generating equivalent traffic) being occupied in the absence of an agreed improvement to the A419 Chipmans Platt Roundabout.

99. A similar condition will apply to the Eco Park proposals

Site Access & SRN Impact

100. The Eco Park proposals include a new three-arm signal controlled junction providing access to the football club along the A419 (dualled). This access incorporates a pedestrian crossing



Development Control Committee Schedule 18/12/2019

across two of the three junction arms, and shown to run with the proposed traffic signal stages. Typical weekday, Saturday and football match peak times have been considered for development impact in a LinSig model created for the new access junction. A SParamics traffic model has been used to test queue interactions and wider traffic impacts along the A419 corridor, including M5 J13. Traffic modelling results are presented in the PFA TA and in subsequent modelling notes available on the planning application website. These show that development trips do not generate a severe impact on the SRN, with the Chipmans Platt Roundabout improvement (LWoS proposals) and other mitigation measures in place. Mitigation measures include the dualling of the A419 carriageway between M5 J13 and the Chipmans Platt Roundabout and changes to the white lining and signing at M5 J13, to allow greater capacity to be achieved from this junction. This allows for both lanes of the northbound and southbound off slips to be used to travel east, exiting via the A419 towards Stonehouse.

101. The proposed physical changes to the A419 and SRN have been subject to a Stage 1 RSA, undertaken as part of the original application, and those risks / problems identified in the audit, were picked up in the Designer's Response prepared by PFA. Issues concerning the SRN in terms of lining and signing are to be picked up at a detailed design stage, and we expect the full recommendations on the RSA to be implemented.

Event Management

102. The RSA also raised that details of an 'on site traffic control system' were not provided. It raised the point that with a large number of vehicles expected to access the site in a short period of time prior to a football match, there is potential for vehicles to queue out of the site and onto the A419, if internal layouts / parking is not suitably designed. Internal site layout had not been a consideration for the outline planning application, but Highways England would require consideration of the layout if there is potential for it to generate a blockage to the A419, which could result in queues back to M5 J13. Highways England requests consultation on internal layout proposals, when the applicant addresses this point as part of a Reserve Matters Application.

A football event management plan would also be required. Whilst the site will be designed to accommodate the volume of visitors predicted to the football match, the event plan will put in place procedures and measures that further seek to minimise disruption, maintain safety, and ensure that sufficient facilities and procedures are in place to manage the situation. For Highways England, the management of traffic in relation to SRN impact will be a priority. The provision of a football event management plan has been identified as a condition below.

Conclusion

103. Highways England is content that the development proposals do not generate a severe impact on the SRN, subject to planning conditions. Our recommendation is set out below. Recommendation: Highways England recommends that the following planning conditions are attached to any planning permission granted for the development proposals (S.19/1418/OUT):

Highways England Condition 1

The development hereby approved, shall not be brought into use, unless or until an improvement scheme identified for the A419 Chipmans Platt Roundabout, generally in accordance with the PFA Consulting drawing H414/14 Rev B, have been completed and approved in writing by the Local Planning Authority (in consultation with Highways England) and open to traffic



Development Control Committee Schedule 18/12/2019

Reason: An improvement to the Chipmans Platt Roundabout is necessary to release a network constraint on the A419 eastbound, which would otherwise generate a queue that extends back to the SRN. To ensure the safe and efficient operation of the SRN i.e. M5 J13.

Highways England Condition 2

The development hereby approved, shall not be brought into use, unless or until an improvement scheme identified for M5 J13 and the A419 corridor, generally in accordance with the PFA Consulting drawings E191/01 Rev E, dated September 2017 and E191/6 REV A, dated January 2018, have been completed and approved in writing by the Local Planning Authority (in consultation with Highways England) and open to traffic

Reason: To ensure the safe and efficient operation of the SRN i.e. M5 J13.

Highways England Condition 3

The development hereby approved, shall not be brought into use, unless or until an Event Management Strategy has been submitted to and agreed in writing by the Local Planning Authority (in consultation with Highways England). This strategy shall include, but not be limited to information on: A) the size of event and expected traffic attraction; B) traffic management to ensure the safe and efficient flow of vehicles in and out of the site and access junction; C) the management of coach, taxi and general drop-off / pick up movements at the site and A419 corridor;

Reason: An Event Management Strategy related to a football match is required to ensure the site operates in accordance with the traffic modelling presented in the TA. To ensure the safe and efficient operation of the SRN i.e. M5 J13.

GCC as Lead Local Flood Authority:

104. I write with reference to the above mentioned planning application received by the Lead Local Flood Authority (LLFA) on 17th July 2019 for comment on the management of surface water. The LLFA were previously consulted on the above mentioned proposals as part of planning application S.16/0043/OUT. The LLFA commented on these proposals and provided a recommendation for conditions in our response dated 6th February 2016 and subsequently on 8th January 2018 following submission of a number of amendments by the applicant. I understand this previous application was refused for other reasons on 25th June 2019.
105. On behalf of the LLFA, I have reviewed the supporting documents submitted with this latest application, and note that the description and layout of the development remain unchanged from the previous submission, with the exception that one grass pitch has been substituted for an all-weather facility. I note that the proposed development remains restricted to the area north of the A419. In light of this, I am satisfied that the previous comments and recommendations provided by the LLFA in respect of application S.16/0043/OUT are still relevant, as follows:
106. According to the Environment Agency's interactive flood maps, the site falls within Flood Zone 1 and is therefore at low risk of fluvial flooding. According to the 'Risk of Flooding from Surface Water' map there is a risk of surface water flooding in the south west corner of the proposed development site, where the A419 appears to form a barrier to surface water flows. The Flood Risk Assessment (FRA) and Drainage Strategy (dated December 2017) identifies that there is a blocked culvert under the A419, although the location and connectivity of this is currently unknown.



Development Control Committee Schedule 18/12/2019

107. As acknowledged by the LLFA previously, whilst pre-development surface water runoff rates have been provided for the proposed development in the FRA, no post development runoff rates or volumes have been provided and these will be required by the LLFA. Post development surface water peak runoff rates up to and including the 1 in 100 year rainfall event should not exceed the existing pre-development rates. The surface water runoff volume up to and including the 1 in 100 year, 6 hour (plus climate change) rainfall event should not exceed the pre-development runoff volume. Clear calculations for the modelled rainfall events up to and including 1 in 100 year (plus climate change) together with details of any attenuation and flow control features are required.
108. The FRA suggests infiltration as a possible means of draining surface water from the development site, however infiltration testing has not yet been carried out and if it is to form part of the drainage strategy, infiltration tests to BRE 365 standard would be required. The applicant should note that infiltration may be impeded in this area, however, as the area is characterised by lime rich loamy and clayey soil with impeded drainage.
109. It is also acknowledged in the FRA that surface water could be discharged into a nearby watercourse. Any proposal to drain surface water south to the River Frome needs to give consideration to the area outside of the proposed development where surface water flooding is noted in the 1 in 30 year rainfall event. Also as noted in the FRA, the River Frome is classified as main river and any work in the watercourse in connection with discharge into it may require consent of the Environment Agency. Likewise, any work in the tributaries not classified as main river or other drainage channels may require consent from the Internal Drainage Board or LLFA. Further options to drain surface water from the site include the culvert identified by the applicant under the A419. Any proposal to utilise this culvert would require confirmation of its condition and connectivity, adequate to drain the site efficiently.
110. The applicant should also note that the FRA and Drainage Strategy still refers to the proposed development comprising 2 full sized grass pitches (reference Section 4 'Development Proposals') and has not been amended to reflect the proposed change to one grass and one all weather pitch. Finally, the LLFA will require confirmation that the timetable for implementation considers the potential risk of increased surface water runoff during the construction phase of this development and the potential requirement to ensure the drainage arrangements are in place early on to ensure run off from the site is controlled and does not increase flood risk downstream during the construction phase.
111. The LLFA has no objection to the drainage principles outlined in the FRA and Drainage Strategy (ref 660670 R3 (03)) dated December 2017, however I recommend that all of the points raised above are considered by the applicant and the following conditions are applied to any subsequent approval:

Condition 1

No development shall commence on site until a detailed Sustainable Drainage System (SuDS) Strategy document has been provided for approval by the Local Planning Authority. This should be in accordance with the proposal set out in the applicant's submission (ref 660670 R3 (03)). The SuDS Strategy must include a detailed design, confirmation of the management arrangements and a timetable for implementation. The SuDS Strategy must also demonstrate the technical feasibility/viability of the drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the life time of the development. The scheme for the surface water drainage shall be carried out in accordance with the approved details before the development is first put in to use/occupied.



Development Control Committee Schedule 18/12/2019

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality.

Condition 2

No development shall be brought in to use/occupied until a SuDS management and maintenance plan for the lifetime of the development which 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, has been submitted to and approved in writing by the Local Planning Authority. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding.

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.

SDC Water Resources Engineer:

112. Please refer to LLFA.

Severn Trent

113. With Reference to the above planning application the company's observations regarding sewerage are as follows. I can confirm that we have no objections to the proposals subject to the inclusion of the following condition:

- The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and
- The scheme shall be implemented in accordance with the approved details before the development is first brought into use. This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

SDC Contaminated Land Officer:

114. I have read the Preliminary Risk Assessment dated October 2015, prepared by RSK. The report recommends that site investigation is undertaken at the site. As such, please attach the full contaminated land condition to any permission granted.

SDC Environmental Health:

115. Given the similarity of this application to S.16/0043/OUT, I have no comments to add beyond those made for that previous application. The noise issues appear to be unchanged but remain beyond our expertise and so, if it becomes necessary, I would again recommend the use of consultants for such matters.

REVISED PLAN 03rd and 4th October 2019:



Development Control Committee Schedule 18/12/2019

Eastington Parish Council:

116. It is clear from Stroud District Council's own evidence that there is no need for additional sports pitches within either Eastington Parish or the Stonehouse cluster. Moreover, the provision of a single training pitch in a highly-inaccessible location clearly does not outweigh either the significant, inherent conflict of the proposed stadium with the adopted Local Plan or the significant, adverse impacts, particularly in terms of noise and landscape, on residential properties in the vicinity of Grove Lane and Spring Hill.

Additional comment -

Eastington Parish Council maintains its objection as the application is still in the wrong place for Stroud as a whole to benefit as it is in a highly unsustainable location that will actively encourage private car usage due to the proximity of the M5 motorway.

117. This document addresses the following:

- Landscape Strategy does not mitigate for the vast silhouette which will be sited next to neighbours nor does it overcome concerns about existing ecology and field boundaries or the very sensitive views from and affecting the setting of the AONB.
- The previous scheme was refused quoting ES3 (1) maintaining quality of life within environmental limits - noise and general disturbance. The additional noise clarification demonstrates that more dwellings are subject to unacceptable noise levels.
- The Viability assessment is considered to be flawed and siting the stadium right on the motorway junction will encourage outward flow of fans and expenditure from the District.
- Sports facilities are already sufficient in Stonehouse Cluster as demonstrated in previous parish council representation.

Landscape strategy submitted 7/10/2019

118. The Council's Stroud Landscape Assessment notes the "need to protect river valley and wetland landscapes" and to control "sporadic development along the major routes". The (Stroud District Landscape Assessment S.P.G) notes that the 'flat and relatively open nature of the rolling agricultural plain and the visibility of this landscape from the AONB make it particularly susceptible to inappropriate development. The document notes that this landscape is under pressure from the expansion of existing settlements and that the distinctive patterns of field enclosure and their geographical distribution are sensitive to changes in land use, reducing the amount of pasture land, hedgerows (or rich diverse established double hedgerows in our case), and trees. It is particularly noted that 'it is important to retain the pastoral river valley qualities of the River Frome, as there are few landscapes of this nature within the Stroud District'.

119. The proposal does not use the distinct patterns of field enclosure and nature rich hedgerows to plan its scheme but pulls out all but one small section of double hedgerow within the site and suggests new 'tentacles' to penetrate the site from its southern boundary with the A419. There is no clear indication of other hedgerows being maintained and managed. Indeed the practice pitches, bunding and proposed trees are crammed in so close to existing boundary hedges or proposed hedges such that hedge maintenance will be difficult. Further, pinch points in the planned bund near Grove Farm and at the crossing of the double hedgerow diminish the benefit of the bund. There is no context for the illustration of intervening landscape on pages 14 and 15 as houses affected generally face the taller part of the proposed stadium so this gives no comfort that visual appearance will be satisfied in 10 or more years' time.



Development Control Committee Schedule 18/12/2019

120. During the refusal of the same scheme the Council officer report acknowledges that 'from places like Haresfield Beacon there are very sensitive views. Whilst the application site is three miles away it would be discernible, but that new tall trees on the boundary are critical'. The Landscape report submitted does not address how this can be addressed. Some trees are proposed so close to neighbouring houses that they are likely to feel overshadowed and lose south and west sunshine to their houses, particularly if the trees are anywhere near tall enough to break up the view from Haresfield Beacon. They would need to be over 25m tall to achieve this. Further as the siting of the structure has not changed and there remains negligible (only 30m) land between the proposed 19.5m high structure and the site boundary with Grove Farm, in which to construct a raised landscape bund and plant trees big enough to break up the vast silhouette of the stadium from the listed buildings at Grove Farm. It is certainly difficult to see how a 19.5m high, 80 m long, potentially illuminated/illuminating structure across the whole of the southern boundary to Grove Farm would not affect its setting or detract from the residential amenity of Grove Farm and other neighbours.
121. The 'Eco Park Landscape Strategy' says 'The landscape proposals respond to the surrounding landscape context and character, taking account of the identified constraints and opportunities such as sensitive receptors and key views into and out of the site.' The above analysis clearly all indicates that no respect was given to the 'sensitive receptors (people, heritage, long distance views) and design of the structure was not at the forefront of a designers mind when the concept and siting was established. The landscape plan clearly came after the proposed layout as the landscape plan just fills gaps with planting rather than really working with the site's constraints to draft a scheme acceptable to landscape, heritage and neighbours beyond the site's internal layout.
122. Stroud Local Plan Policy ES7 states that : 'Within the Cotswolds (AONB), or on land that may affect its setting, priority will be given to the conservation and enhancement of the natural and scenic beauty of the landscape whilst taking account of the biodiversity interest and the historic and cultural heritage. Major development will not be permitted unless it is demonstrated to be in the national interest and that there is a lack of alternative sustainable development sites.
123. A replacement football stadium for an aspiring level 4, league 2 football club is not in the national interest (as a strategic travel infrastructure or a power plant might be) but the potential hold ups on the M5 Junction could be, as evidenced by the need to create such an over-engineered access. The applicant has not adequately tried to find an alternative site using the flexibility which befits the evident harms which could occur and which can make the site search a justified material consideration. Legibility and sense of place is cited a lot in the document. This stadium will be highly visible in the landscape and to neighbouring new and old residents, reinforced by the scale of the roadwork's necessary and the sea of car parking proposed - that is the sense of place we will see, together with vast advertisements which will inevitably follow in respect of FGR and their owners, Ecotricity. Moreover Forest Green and Nailsworth will lose their sense of place as it loses its football club.
124. The development cannot better relate to the site now as it did when it was refused in June 2019 as it is essentially identical in form. The site remains a sea of car parking with a vast structure which does not respect landscape or sensitive receptors. It fails to respect the existing hedge lines and connectivity for flora and fauna. The Strategy maintains that it is a parkland setting but this does not reflect the parklands of Frampton on Severn or Berkeley which truly are parklands and in reality there is not scope within the site to create such a setting.



Development Control Committee Schedule 18/12/2019

125. The scheme is still contrary to policies EP1 (Sustainable Development), EP2 (Protect and enhance biodiversity and the natural environment) and EP4 (siting and design of new development and conservation) of the Eastington NDP. It remains contrary to the criteria in policies CP15 (A quality living and working countryside), EI11 (promoting sport leisure and recreation), CP14 (5-respectful design, 8 - retain ecology and landscape features and 7 no unacceptable adverse impact on neighbours), ES7 (Landscape Character, ES10 (Valuing historic environments and assets), ES3 (1) maintaining quality of life within environmental limits -noise and general disturbance

Noise Clarifications submitted 7 October 2019

126. The previous scheme was refused quoting ES3 (1) maintaining quality of life within environmental limits -noise and general disturbance. This scheme offers nothing to change that stance. The 'Noise Clarifications' submitted 7 October 2019 indicate that sound levels will be well above British Standard BS8233 and World Health Organisation guidance. The report stops short of identifying or commenting on this for the general population (which is increasing rapidly) close to the proposed Stadium or in relation to the potential effects of the proposed development in terms of noise and lighting that are likely to have serious implications for the wellbeing and existing health conditions of the students and residents of William Morris College, which are likely to be exacerbated by the development.

127. It is also noted that, during consideration by the development control committee, members were advised by Officers that noise could not form a distinct reason for refusal as the Council's noise consultants had considered the impacts of the proposed development to be acceptable. Notwithstanding the numerous errors and omissions in the findings in the findings by Hoare Lea and subsequent assessment by WYG, which had been highlighted to members, this is factually incorrect, as members are entitled to take a view contrary to Officers and statutory consultees.

Nailsworth Town Centre Viability Assessment submitted 3/10/2019

128. Eastington Parish Council endorses the response by Nailsworth Parish Council in respect of the Assessment.

129. Much is made in the Landscape Strategy (October 2019) of the connections from the site to the wider area but the obvious immediate connection is the M5 junction and 'home' for many visitors to spend time and money away from Stroud District rather than allowing that leisure time and money to permeate more generally and slowly through areas around Nailsworth and to each of the transport interchanges (Stroud, Stonehouse, Cam and Dursley).

130. This application is likely to encourage speedy retreats from Stroud District via the M5 rather than visitor expenditure staying local to Nailsworth by slow filtration of football supporters to sustainable transport hubs in Stroud, Cam and Stonehouse. Retention of the club in Nailsworth would appear to benefit the District overall more than the Eastington site and yet if managed well with bus services can still bring trade to other towns with rail links or park and ride facilities. The 66% increase in off site expenditure compared to New Lawn could better be kept within the district if the site were more sustainable.

131. Additionally, the Viability Assessment's methodology is both inappropriate and misleading as the economic benefits of the club's existing location is calculated on the basis of current, average match turnout (ca. 2,600), i.e. approximately half of the ground's capacity, while the subsequent retail draw of the new stadium is based on maximum attendance (ca. 5,000). As the capacity of the new stadium is identical to that of the New Lawn ground, there is no



Development Control Committee Schedule 18/12/2019

evidence that increasing capacity would result in increased match attendance, the effect of which is to massively and artificially inflate the economic benefits of the proposed stadium.

Sport facilities

132. It is noted that Sport England support the proposal but they would as it would provide two additional pitches and enhance the offering within the stadium. This does not mean that provision or enhancement could not be achieved more sensitively or sustainably elsewhere. Additionally, as set out in previous representations on behalf of the Parish Council, the Stroud Open Space and Green Infrastructure Study (June 2019) demonstrates that there is already sufficient provision of sports facilities in Eastington Parish and the Stonehouse Cluster, while further provision is due to be made in the ongoing development at West of Stonehouse.

Conclusion

133. Eastington Parish Council maintains its objection as the application is in the wrong place for Stroud as a whole to benefit as it is in a highly unsustainable location that will actively encourage private car usage due to the proximity of the M5 motorway.

Nailsworth Town Council:

134. Climate Emergency

Since the original application was made SDC have declared a Climate Emergency. The Policy context has therefore changed. Aspirations should be to reduce car use, increase walking and cycling, so people are able to access a full range of facilities and services near their homes. Any development should be seen in the context of its impact on the vitality and viability of town centres, especially given the widely recognised external pressures they are subject to, such as out of town developments, online shopping and the wider economy. Impacts on Town Centres are cumulative. Whilst the Report looks at the individual impact of a stadium move, in fact it is the cumulative impact of current pressures on town centres that should be considered. Whilst it is difficult for the District council to influence many external factors, in this case the planning decision can have a decisive and positive effect.

Impacts underestimated

The Report's headline figure of impact on the town centre is 0.7%. This is flawed and misleading for the following reasons:

- The assumptions of future expenditure in the town centre is based on limited survey responses, which claim existing visitors will continue their current pattern of visits in the future. Statements of future intentions are notoriously unreliable and there is no discussion as to why future visitors should retain current visit patterns from a stadium that is 9 miles away.
- It is even more implausible to assume that additional fans coming to the new stadium will replicate the visiting patterns of existing fans, particularly in that Gloucester, with its attractions and accommodation offers, is equidistant. There is no discussion of these matters in the report.
- Whilst the Report's headline figure shows a 0.7% impact on turnover, deeper in the report is the statement that affected sectors will suffer a reduction in turnover of 1.6% i.e. a stadium move would result in impact more than double the headline figure.
- The report has simply looked at the effect on turnover, however, for any business the key issue is profitability and viability. Apparently small reductions in turnover will have greater effects on profitability and viability and fundamentally affect survival.
- The Report states the impact on affected sectors will be 1.7%. This is not true: looking at a business with a turnover of £100,000 and a 10% net profit, £10,000, would actually suffer



Development Control Committee Schedule 18/12/2019

a 16% impact on net profit. For a business trading with a 2.5% net profit there would be a 64% reduction in net profit. In other words, profits would fall by 2/3rds.

- A business currently breaking even would be driven into loss and closure. Town Centre attractiveness and viability is significantly damaged by closures and vacancies.

Mitigation from additional attendances

135. The report claims that there will be a 0.2% mitigation from additional attendances at a new stadium, based on the assumption that a new stadium would be full from day one. This is totally unrealistic, and a proper, justified analysis of attendance growth should have been used. The attendance assumption also carries the implication that a new stadium would be too small from day one.

Mitigation effect of new houses

136. There is an apparently precise calculation that a development of up to 80 houses could generate £1.04m in household expenditure and the Report then simply asserts: "a large proportion of this expenditure could be captured by businesses in Nailsworth". No attempt has been made to quantify the level of this expenditure or the likelihood of it being captured by Nailsworth businesses.

137. The Report assumes that congestion caused by the football has an impact on the Town Centre. In fact, times of high congestion from football do not coincide with times of high expenditure in the town, football congestion occurring after 5pm on a Saturday, and after 9pm on a Tuesday. Conversely traffic generated by 80 new homes will be daily and at peak times, severely impacting the town centre.

Net employment

138. A stadium move would result in a net employment loss in Nailsworth, firstly through the jobs lost at the stadium and secondly as a result of the impact on viability of the town centre. Much is made of the increasing role of Nailsworth as a destination in the District, however there is no recognition of the role that the football club plays in putting Nailsworth on the map. Taking FGR out of Nailsworth will damage the role of Nailsworth as a destination and therefore impact on its viability as a market town.

Survey quality

139. It is disappointing that the survey this report is based on is so flawed. This very brief survey does not conform to best practice, for example it asks about typical behaviour rather than what they actually did on that day. It is also not stated how many of the responses were online rather than at the stadium and where the online responses came from.

Stonehouse Town Council:

140. Stonehouse Town Council supports this application but has concerns about the impact of increased traffic related to this development. The application should include comprehensive measures to mitigate that impact such as contributing towards better rail links in the area, including the re-opening of Bristol Road station, and a detailed plan for improving cycle routes in the area. It is requested that all the trees/plants introduced as part of the landscape strategy are sourced from within the UK both for biodiversity benefits and to minimise the spread of tree diseases.

Stroud Town Council:

141. We reiterate our previous comments: **STRONGLY SUPPORT** - We welcome this landmark building by the motorway. The proposal is a very good sustainable design, which will attract positive interest and be good for the general economic regeneration of the town. It will also



Development Control Committee Schedule 18/12/2019

reduce visiting traffic through Stroud and will benefit Nailsworth with less traffic and more parking availability. In addition it was felt this would be good for regeneration / housing delivery in Nailsworth.

Whitminster Parish Council:

142. At the November meeting of Whitminster Parish Council, the above application was discussed at length. After much debate, Council decided that there was insufficient change between this application, and the previous one. Therefore Whitminster Parish Council **RESOLVED TO OBJECT** to the application for the following reasons. There is no significant benefit coming from this application to benefit Whitminster Parish. Traffic generated by this application, if allowed, would cause congestion to roads in the Parish, in particular at Whitminster cross-roads, already a cause for concern in normal conditions. The probability of drivers not wishing to pay the parking charge, therefore finding parking places on adjacent roads, causing obstruction to traffic in the vicinity. The noise generated on match days would be great nuisance to local householders and in particular the residents of William Morris House. In addition, light pollution given off by the proposal would have an adverse effect on both local residents, and adjoining road users. The impact such structures contained in the proposal would have a huge adverse impact on the present open country side character of the area, as well as loss of trees and ancient hedgerows. Council felt that there is no guarantee that ancient hedgerows would survive transplantation. All this is contrary to Policies contained in Stroud District Council Local Plan, November 2015, including Policies CP15, EP1, EP4, EP9, ES3, ES7, ES8 and ES10. Furthermore, Whitminster Parish Council is of the opinion that there is not sufficient benefit forthcoming to the local communities from this application to warrant such a sizable departure from the Stroud District Council Local Plan, adopted November 2015.

Forest of Dean District Council:

143. The Forest of Dean District Council does not have any further comments to make.

Historic England:

144. Thank you for your letter of 8 October 2019 regarding further information relating to the submitted landscape and planting plans for the above application for planning permission. On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

GCC Archaeology:

145. I advise that I have reviewed the new details, and in my view the archaeological position remains as stated in my previous letter to you of 22.7.2019. I therefore confirm that I have no objection in principle to the proposed development, with the proviso that an appropriate programme of archaeological work should be undertaken in to record any significant archaeological remains which may be adversely affected by this scheme. To facilitate the archaeological work I recommend that a condition based on model condition 55 from Appendix A of Circular 11/95 is attached to any planning permission which may be given for this development, i.e. ; 'No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority'.

Reason: It is important to agree a programme of archaeological work in advance of the commencement of development, so as to make provision for the investigation and recording of any archaeological remains that may be destroyed by ground works required for the scheme.



Development Control Committee Schedule 18/12/2019

The archaeological programme will advance understanding of any heritage assets which will be lost, in accordance with paragraph 199 of the National Planning Policy Framework.

I have no further observations.

SDC Conservation Team:

146. Section 72 of the 1990 Planning (Listed Buildings and Conservation Areas) Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Section 66(1) of the Act requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, and in particular, listed buildings. These requirements extend to all powers under the Planning Acts, including the Stroud District Council Local Plan, Adopted 2015, Delivery Policy ES10 and Paras. 189 - 202 of the NPPF. Additional guidance is provided within Historic England's, 'The Setting of Heritage Assets' Historic Environment Good Practice Advice in Planning: 3; The 'Historic Environment Good Practice Advice in Planning, Note 2 - Managing Significance in Decision-Taking in the Historic Environment' and 'Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment'.
147. Historic England's Note 3 (the Setting of Heritage Assets) states that, 'settings of heritage assets which closely resemble the setting in which the asset was constructed are likely to contribute to significance.' The Framework defines the setting of a heritage asset as the surroundings in which it is experienced. The extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset; may affect the ability to appreciate that significance; or, may be neutral. Historic England guidance indicates that setting embraces all of the surroundings from which an asset can be experienced, or that can be experienced from or within the asset. Setting does not have a fixed boundary and cannot be defined, in perpetuity, as a spatially bounded area, or as lying within a set distance of a heritage asset. Indeed, the guidance notes that the construction of a distant but high building may extend what might previously have been understood to comprise setting.
148. The Industrial Heritage Conservation Area (IHCA) was conceived as a linear Conservation Area, following the valleys of the River Frome and the Nailsworth Stream, extending to the east, west and south of Stroud. In addition to these watercourses, the course of the IHCA follows the various transport infrastructures, which developed over the 18th and 19th centuries. These include the Stroudwater Canals, which were the 'arteries' of the locality and represented a new era in the industrial basis of the Stroud Valleys. The IHCA was designed to preserve not only the 'set pieces' of the significant mill sites, but also the infrastructure and the context of Stroud's industrial legacy. The form, the patterns of development and settlement, and the transport links embody the social, economic and cultural history of the Valleys; because of this, the IHCA represents the preservation of more than just the buildings. Having been moved to the north of the A419, it is considered that the development would not cause harm to the character and appearance of the conservation area.
149. A number of Listed buildings are located adjacent to and/or near the site. These include Grove Farmhouse, Westend Farmhouse and Mulgrove along Grove lane, Eastington Grange at Chipmans Platt, Eastington Park and the various buildings including the Church at Churchend.



Development Control Committee Schedule 18/12/2019

There are further Listed buildings in the wider area including at Nupend and Nastend which have been detailed in the submitted assessment.

150. Along Grove Lane, the relationship and experience of these heritage assets is not interrupted. Primary views do not always include the stadium and are set within their own gardens/orchard areas. Whilst there is likely to be a degree of increased noise including from parking this is not expected to result in significant additional traffic along Grove Lane. The agent does recognise the fact that the fields formed a part of the same ownership. They also form part of the agricultural setting of the farmhouses and whilst this does have some relevance to the historic context, its contribution to the significance is small. Therefore, given the reduction in agricultural setting and with the consideration of a degree of increased noise, particularly on home match days, a very small level of harm to the significance of the Grade II listed farmhouses (Westend Farmhouse and Mulgrove) is caused. The Nupend, Nastend and Churchend group of assets including the other Listed buildings are set further away from the application site with vegetation and other development sometimes between. The conclusion of the agent that the development does not form part of a setting of these assets and therefore the proposals would not harm their significance is accepted by Officers. In Framework terms, any harm that would be caused to the significance of the designated heritage assets affected along Grove Lane, would be less than substantial. In such circumstances, Paragraph 196 of the Framework states that this less than substantial harm should be weighed against the public benefits of the proposal. I will leave it to you to apply that balancing judgement.

Natural England:

151. Natural England has no comments to make on this application.

Highways England:

152. Thank you for consulting Highways England on additional information submitted in respect of the above application, as follows:

- Landscape Strategy 4 October 2019 P19-1567_04 Rev A
- Indicative Landscape Masterplan 4 October 2019 P19-1567_05 Rev B
- Nailsworth Town Centre Viability Assessment 3 October 2019
- Noise clarifications 3 October 2019

We have reviewed these documents and confirm we are satisfied that our response of 31 July 2019 remains appropriate, which I have attached for your ease of reference.

We therefore have no further comments to make.

GCC as LLFA:

153. Thanks you for consulting the Lead Local Flood Authority (LLFA) regarding the further Environmental Information submitted in relation to the above mentioned planning application, in your letter dated 8th October 2019. I have reviewed this latest submission and confirm that as no further detail has been provided in respect of drainage and management of surface water for this site, the LLFA's comments and recommendations detailed in my response dated 7th August 2019 remain unchanged.

I have no further observations or comments to make in this respect.

SDC Water Resources Engineer:

154. Please refer to LLFA.



Development Control Committee Schedule 18/12/2019

SDC Contaminated Land Officer:

155. I have no further comments to add to my previous response dated 17th July 2019.

SDC Biodiversity Team:

156. After considering the revised application it is considered in terms of ecological impact the scheme has not altered and as such the comments from the Biodiversity Team remain unchanged and as such are presented again below:

157. The applicant provided SDC with a revised Biodiversity Impact Assessment Calculation (BIA's), BIA's are a relatively new concept developed under a number of Natural England run pilots back in 2012, their main aim are to try to calculate biodiversity losses and gains in a more robust fashion and eventually equate biodiversity units lost to a financial value. It also gives greater weight to the loss of less important habitats such as farmland and grassland of lower ecological value. The metric that was used to calculate the results of the BIA was that of Warwickshire County Council (WCC) one of the pilot authorities working in conjunction with NE and who have since developed a useful tool that has been fully adopted by Warwickshire's LA's. The results of the calculation submitted in support of the Eco Park application indicate that the development along with proposed habitat enhancement measures will equate to +23.29 biodiversity units, indicating an overall biodiversity gain. However this calculator does not calculate hedgerow loss/gains, the hedgerows are considered to be the most valuable habitats with the highest value ecologically within the site. This has been undertaken separately using a specially designed calculator for hedgerows also created by WCC. It is proposed to trans-locate a number of hedgerows within the site in order to accommodate the required infrastructure, translocation of hedgerows is a relatively new concept that not many developers consider and as such the calculator does not cater for this form of mitigation. For this reason two calculations have been made:

- All trans-located hedgerows are lost and then new species rich hedgerow proposed to be +5.07 biodiversity units
- Considered first trans-located hedgerows are lost, and then replaced with species rich hedgerow +16.29.

158. It is likely that in reality dependant on the success of the hedgerow translocation that the score maybe higher, this is because the hedgerow plants are already established, a new hedgerow would take many years to establish to the same quality, furthermore during the movement of the hedgerow it is likely that established indicator ground flora would also be trans-located. Furthermore it is proposed that an area of land in ownership of the applicant to the west of the M5 will be enhanced and maintained a wildlife area. If this area were to be included within the calculation the proposed development would equate to biodiversity gains of +52.95 units. This habitat enhancement is welcomed and appears to be the only option in achieving the aims of the proposed project and as such impacts to the important hedgerows within the site are considered unavoidable., however it is still a unfortunate that historic field patterns and walkways will be lost from the this area.

159. The proposed habitat enhancements have the potential to significantly improve the site for wildlife, if implemented and managed correctly in the longer term. The indicative landscape proposals seek to provide a substantial buffer in the form of a bank with native hedgerow planting along its length; this feature will help to buffer light and noise pollution from the stadium and will form a bat flight corridor. Furthermore the creation of ponds, woodland, hedges and species rich grassland if implemented successfully and managed correctly will enhance the site for many notable species of birds, invertebrates, reptiles and amphibians. A landscape scheme should seek to enhance the site focusing on all opportunities, such as fruit rich planting schemes, bird boxes, bat boxes and reptile/amphibian hibernacula.



Development Control Committee Schedule 18/12/2019

160. Lighting will also need to be designed very carefully to ensure that the increased light levels do not negatively impact on local wildlife. Such commitments will need to be subject to pre-commencement conditions prior to the submission of the reserved matters.

GCC Highways

161. GCC Highways have raised no highway objection and are satisfied with revised and additional highway conditions.

Stroud Valleys Canal Company:

162. I am Chairman of the Stroud Valleys Canal Company (SVCC) which is the registered charity and not-for-profit organisation which has the responsibility of managing and maintaining the Cotswold canal once it has been restored. Already the nearly five miles of restored canal have proved to be a powerful and positive regeneration catalyst for the central parts of Stroud and, quite literally, hundreds of thousands of people now enjoy the wide range of recreational activities that the canal and its tow path has to offer. Work is now concentrating on the delivering stage 2 bid to the National Heritage Lottery Fund to secure the £9 million grant that would fill the missing link for the £23 million project to restore the canal from the national network at Saul Junction with the existing restored canal at Ocean. I am writing to you in to pledge the support of SVCC for the outline planning application that has been submitted by Forest Green Rovers to develop and build a new stadium to the east of Junction 13 of the M5 near Eastington.

163. SVCC believes that this is an excellent project could be mutually beneficial to the restoration of the canal and are in perfect harmony in promoting all that is best of carbon neutral, sympathetically planned and entirely sustainable developments that would strongly enhance the reputation of Stroud district and the wider sports and leisure world.

164. Completion of Phase IA has had a tremendously positive impact on Stroud, Stonehouse and the villages along the restored canal. It has brought in over £ 100 Millions of inward investment and has played an important role in improving the health and well-being of the local population. Now there is the real prospect that the canal can be 'joined-up' with the National Canal Network which would lead to further inward investment, employment opportunities, increased bio-diversity corridors and protection of the natural environment. SVCC sees no conflict with this aim and the location of a new football stadium and are pleased to support this planning application.

Revised Plan SVCC:

165. As Chairman of the Stroud Valleys Canal Company I am writing on behalf of the company in support of the above planning application submitted by Forest Green Rovers to develop and the new stadium to the east of Junction 13 of the M5 near Eastington. Stroud Valleys Canal Company is the registered charity and not-for-profit organisation which has the responsibility of managing and maintaining the canal once it has been restored. Nearly five miles of restored canal have already proved to be a powerful and positive regeneration catalyst for the central parts of Stroud and thousands of people now enjoy the wide range of recreational activities offered by the canal and its tow path. Work is now concentrating on the bid to the Heritage Fund to secure the £9 million grant that would fill the missing link for the £23 million project to restore the canal from the national network at Saul Junction with the existing restored canal at Ocean. A new sports stadium just off Junction 13 of the M5 would also enable the redevelopment of the current Forest Greens Rovers stadium at New Lawn which, in turn, will benefit Forest Green School. In addition, with co-operation from Ecotricity, a mutually beneficial



Development Control Committee Schedule 18/12/2019

route that the canal can take would minimise any loss of Ecotricity land for future development and provide a wide and sustainable biodiversity corridor as well as sharing the same ambitions to promote green and sustainable developments.

Public comments

166. At time of writing approximately 116 objections and 64 support letters have been received. The issues raised include:

Supporting comments:

- Sustainable
- Much needed
- Would bring interest to Stroud area
- Ideal site next to M5
- State of the art design by a renowned architect
- Decrease in air pollution due to less stationary traffic
- Noise not a problem
- Creation of jobs
- Brings in tourists
- Current stadium has no capacity for growth
- Provision of all-weather pitch addressed the major objection of insufficient community benefits
- Would help the club excel in the football league
- Excellent transport links
- Environmentally friendly
- Landmark project
- Long overdue
- Traffic improvements
- Major step to becoming carbon neutral
- Parking issues in Forest Green solved
- Free up land in Nailsworth for much-needed housing
- With canal restoration would improve facilities for Eastington
- Cover for all seated areas
- Easy dispersal after matches
- Good use of natural materials
- Ability to walk or cycle to matches

Objections:

- Fire safety of a wooden stadium
- Falls outside the local development plan
- Insufficient parking
- People will park outside the venue causing traffic problems
- Potential for concerts in the future
- Proximity to Grade 2 listed buildings
- Road congestion
- Detrimental effect on residents of William Morris College and The Grange Nursing Home
- Brown field sites should be used instead
- Does not address the reasons for refusal
- Not enough public transport
- Detrimental effect on Nailsworth
- Provision of training pitch not sufficient and facilities exist in Eastington already
- Not enough community benefit
- Biodiversity impact



Development Control Committee Schedule 18/12/2019

Natural habitats lost
Precedent set for more development
Carbon footprint huge whilst building takes place
Land should be used for renewable energy
Destruction of green fields, trees and hedges
Ugly stadium
Opinions of local people should take precedence
Most supporters live in Nailsworth
Detrimental to rural way of life
Light pollution
Noise pollution
Air pollution
Over development of area with Great Oldbury being built
Devaluation of local properties
Lack of additional employment
Capacity of 5,000 questioned as there is provision for increase to 10,000
Current stadium is sufficient
Impacts on local villages and hamlets unacceptable
People have had enough development already with the incinerator
Out of scale and context with the surrounding area
Impact on businesses in Stroud and Nailsworth
Good quality farmland being lost
Loss of buffer between villages and the M5
Another traffic bottleneck
Building more suitable for an urban environment
Anti social behaviour would increase
Stadium not sustainable
Increased risk of flooding
Eastington does not have facilities to cater for visitors

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework (NPPF) Revised Feb 2019.

Available to view at:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

167. The NPPF sets out Government planning policy for England and how it should be applied. The Framework sets the context for Policy and planning decision making on development proposals. The NPPF reminds the reader that in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise.

168. The Framework sets out that the bedrock of the planning system is to contribute to the achievement of sustainable development. To achieve this objective Paragraph 11 of the Framework requires that decisions on planning applications should be applied with a presumption in favour of sustainable development. For decision making this means accordance with Section 38(6), namely approving development proposals in accordance with up-to-date development plans without delay. In circumstances where there are no relevant Development Plan policies or the policies which are important for determining the applications are out-of-date granting permission without delay unless:

i. The application of policies in this framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or



Development Control Committee Schedule 18/12/2019

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in (the) Framework as a whole"

The policies referred to in i. above are, inter alia of relevance to the application, those within the Framework relating to habitat, sites of special scientific interest, areas of outstanding natural beauty and heritage assets including archaeological interest.

Paragraph 8 of the NPPF sets out the three objective elements to the achievement of sustainable development namely, economic, social and environmental. The application of each of element to the achievement of sustainable development needs to be considered in mutually supportive ways, so that the resulting consideration can secure net gains within each element. Paragraph 9 of the NPPF warns that the three dimensions of sustainable development are not criteria against which every development proposal should be judged but play a role in guiding development to sustainable solutions, within the local context.

169. The economic dimension requires consideration of how a development proposal would assist in building a strong, responsive and competitive economy. The social objective seeks to support strong, vibrant and healthy communities by encouraging well designed and safe built environment, with accessible services which reflect current and future need for communities health, social and cultural well being. The environmental objective seeks development to support the achievement of the protection and enhancement of the natural, built and historic environment; Ensuring the prudent use of natural resources, minimising waste and pollution and mitigating and adapting to climate change and a low carbon economy.

Each of the three objectives will be considered below in the context of the NPPF:

The Economic Objective

170. Chapter 6 of the NPPF amplifies and expands on the economic aspects of sustainable development. Paragraph 80 advises that significant weight should be placed on the need to support economic growth and the need to create conditions in which business can invest, expand and adapt. Paragraph 84 recognises that development in rural areas seeking leisure land uses may occur outside or adjacent to existing settlements. However such proposals will need to ensure the development is sensitive to its surroundings, produces no unacceptable impact on local roads and exploits opportunities to make the development sustainable by improving access. Sites well related to existing settlements 'should be encouraged'.

Chapter 9 of the NPPF at paragraph 108 and subsequent paragraphs sets out how development proposals in term of sustainable transport should be considered. Sustainable transport mode opportunities should be grasped, coupled with the provision of safe and suitable access to the site for all users. Impacts from development on the transport network in terms of capacity, congestion and highway safety can be mitigated.

Paragraph 109 warns that;

'Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.

The following paragraph (110) advises that first priority be given in any development proposal is to cycle and pedestrian movements, then secondly to public transport. The needs of persons with disabilities and reduced mobility also must be addressed. Applications for development should create safe secure and attractive places where conflict between pedestrians, cyclists and vehicles is avoided; such places should also make provision for access for deliveries and for the emergency services. Development should be designed to enable re-fuelling provision for plug in and other low emission vehicles.



Development Control Committee Schedule 18/12/2019

The Social Objective

171. Chapter 8 of the NPPF focuses on the social aspects of creating places. Paragraph 91 encourages positive decisions which promote social interaction in a safe and accessible location. Decisions on the social objective should enable and support a healthy lifestyle. The following paragraph (92) sets out what relevant planning decisions should seek to achieve including:

- Plan positively for the provision of inter alia community facilities, including sports venues, and
- take into account and support the delivery of local strategies to improve health, social and cultural well being for all sections of the community.

The Environmental Objective

172. The environmental objectives of the NPPF encompass both the design and in particular the sustainability of built structures to contribute to mitigating climate change (Paragraph 124 and Chapter 14 refers) and impact on the natural, and historic environment. Chapter 12 at paragraph 131 dealing with the built environment aspect considers that; 'In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area'. However, the same paragraph cautions that designs should fit in with the overall form and layout of their surroundings.

Turning to the sustainable transport aspect of the environmental objective, the NPPF policy for this matter is contained in Chapter 9 of the document. The policy requires that the environmental impact of traffic and transport are identified and taken into account and opportunities to mitigate negative impacts and for net gains are made. Constituent matters to be considered with respect to this application are air quality, noise, opportunities to influence modal split and utilisation of public transport and low emission vehicles.

The NPPF deals at Chapter 15 with the natural environment and requires that planning authorities refuse development which results in loss or deterioration of irreplaceable habitats. The NPPF encourages within development opportunities the incorporation of biodiversity improvements, in particular ones which can secure a measurable gain. The NPPF notes that development schemes do not enjoy the presumption in favour of sustainable development where the proposals have a significant effect on a habitat. (Paragraph 177 refers). The environmental effect of development on ground conditions and pollution also form part of the environmental sustainable objective and the need to minimise impact.

A further constituent of the environmental objective of sustainable development is the impact of development on heritage assets and the historic environment. Chapter 16 of the NPPF considers these matters. The Policy advises that development proposals should contain a description of the impact on any heritage asset affected with a level of detail proportional to the importance of the asset. The settings of any identified assets are also required to be considered. Paragraph 193 of the NPPF advises planning authorities on how to consider the impact of a proposed development on the significance of a heritage asset: 'Great weight should be given to the asset's conservation (and the more important the asset the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm'. In the case of non-designated heritage assets such as impact on Conservation Areas the policy is clear, Paragraph 197 states; 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-



Development Control Committee Schedule 18/12/2019

designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

Stroud District Local Plan adopted 2015.

173. The Stroud District Local Plan was adopted in November 2015. This covers the whole District. The Plan is being reviewed and has just completed its consultation on the emerging strategy.

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

www.stroud.gov.uk/localplan

Local Plan policies considered for this application include:

CP1 - Presumption in favour of sustainable development.

CP2 - Strategic growth and development locations.

CP3 - Settlement Hierarchy.

CP4 - Place Making.

CP5 - Environmental development principles for strategic growth.

CP6 - Infrastructure and developer contributions.

CP7 - Lifetime communities.

CP11 - New employment development.

CP13 - Demand management and sustainable travel measures.

CP14 - High quality sustainable development.

EI11 - Promoting sport, leisure and recreation.

EI12 - Promoting transport choice and accessibility.

EI13 - Protecting and extending our cycle routes.

EI16 - Provision of public transport facilities.

ES1 - Sustainable construction and design.

ES2 - Renewable or low carbon energy generation.

ES3 - Maintaining quality of life within our environmental limits.

ES4 - Water resources, quality and flood risk.

ES5 - Air quality.

ES6 - Providing for biodiversity and geodiversity.

ES7 - Landscape character.

ES8 - Trees, hedgerows and woodlands.

ES10 - Valuing our historic environment and assets.

ES11 - Maintaining, restoring and regenerating the District's Canals.

ES12 - Better design of places.

The most pertinent elements of the principle policies are highlighted below in the descriptive preambles.

CP1 Presumption In Favour Of Sustainable Development

174. This is an all-encompassing policy which sets out principles and objectives for every development. It echoes paragraph 8 of the Framework (NPPF). Sustainability is also its key intent. It rightly makes reference to the need to accord with Local Plan Policies. But then continues where there are no relevant policies that any adverse impacts need to be considered against the benefits. The policy states:

'When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.'



Development Control Committee Schedule 18/12/2019

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
2. Specific policies in that Framework indicate that development should be restricted'.

CP15 A Quality Living Countryside

175. This applies outside settlements and similarly the adopted Local Plan does not allocate the application site for development. The proposal contravenes this policy. The starting point of the upper case policy emphasises the need to protect the separate character of settlements and the quality of the countryside (including its built and natural heritage). There are a few very stringent exceptions which include enabling development to maintain a heritage asset or involve essential community facilities. The policy continues that development will only be permitted where there is no heritage impact, no excessive encroachment. The emerging Local Plan strategy does allocate the stadium site for that use but has limited status at this stage.

Policy CP15 states:

'In order to protect the separate identity of settlements and the quality of the countryside (including its built and natural heritage), proposals outside identified settlement development limits will not be permitted except where these principles are complied with:

- It is essential to the maintenance or enhancement of a sustainable farming or forestry enterprise within the District; and/or
- It is essential to be located there in order to promote public enjoyment of the countryside and support the rural economy through employment, sport, leisure and tourism; and/or
- It is a 'rural exception site', where development is appropriate, sustainable, affordable and meets an identified local need; and/or
- It is demonstrated that the proposal is enabling development, required in order to maintain a heritage asset of acknowledged importance; and/or
- It is a replacement dwelling; and/or
- It will involve essential community facilities.

Where development accords with any of the principles listed above, it will only be permitted in the countryside if:

- i) It does not have an adverse impact on heritage assets and their setting;
- ii) It does not lead to excessive encroachment or expansion of development away from the original buildings;
- iii) In the case of proposals to re-use an existing building or buildings, these are appropriately located and capable and worthy of conversion. Any such conversion will involve a building that positively contributes to an established local character and sense of place. In the case of replacement buildings they must bring about environmental improvement; or
- iv) In the case of extensions to buildings, it does not result in an inappropriate increase in the scale, form or footprint of the original building; or
- v) In the case of replacement dwellings the proposal must bring about environmental improvements and not result in an inappropriate increase in the bulk, scale, form or footprint of the original building; or



Development Control Committee Schedule 18/12/2019

vi) In the case of new buildings for essential community facilities, they cannot be accommodated within the identified settlement development limits or through the re-use or replacement of an existing building'.

E111 Promoting Sport, Leisure and Recreation

176. This general policy can be considered as being relevant, since it deals with the generality of sports facilities. It requires them to be located respectfully to settlements or meeting a rural need. It also requires that such developments would not harm the character and appearance of the area. The Policy states:

'Planning applications for new sports, cultural, leisure and recreational facilities, or improvements and extensions to existing facilities will be permitted provided:

1. The proposals are connected to and associated with existing facilities, they are located at a site that relates well to the settlement hierarchy in the District or they are intended to meet specific rural needs that cannot be appropriately met at settlements within the settlement hierarchy
2. The development would not harm the character, appearance and amenities of the area
3. The development can be made readily accessible to adequate bus, cycling and walking links, for the benefit of non-car users
4. Cycle/vehicle access and on-site cycle/vehicle parking would be provided to the adopted standards
5. Adequate access to and between the facilities would be provided for people with disabilities
6. Any biodiversity interest is enhanced by taking opportunities to create a network of multi-functional green spaces, which support the locality's natural and ecological processes
7. It is not subject to any other overriding environmental or other material planning constraints'.

CP14 High Quality Sustainable Development

177. This is an all-encompassing policy applicable to all development. It has some specific requirement criteria. Criterion 8 requires the retention and enhancement of important landscape and geological features, biodiversity interests including trees, hedgerows and other natural features. The Policy states:

'High quality development, which protects conserves and enhances the built and natural environment, will be supported. Development will be supported where it achieves the following:

1. Sustainable construction techniques, including facilities for the recycling of water and waste, measures to minimise energy use and maximise renewable energy production
2. No unacceptable levels of air, noise, water, light or soil pollution or exposure to unacceptable risk from existing or potential sources of pollution. Improvements to soil and water quality will be sought through the remediation of land contamination, the provision of SuDS and the inclusion of measures to help water bodies to meet good ecological status
3. Adequate water supply, foul drainage and sewage capacity to serve the development and satisfactory provision of other utilities, transport and community infrastructure
4. No increased risk of flooding on or off the site, and inclusion of measures to reduce the causes and impacts of flooding as a consequence of that development
5. An appropriate design and appearance, which is respectful of the surroundings, including the local topography, built environment and heritage
6. Re-use of previously developed land and/or the adaptation of existing buildings that make a positive contribution to the character of the site and surroundings, unless demonstrably unviable
7. No unacceptable adverse effect on the amenities of neighbouring occupants
8. Contribute to the retention and enhancement of important landscape & geological features, biodiversity interests (including trees, hedgerows and other natural features)



Development Control Committee Schedule 18/12/2019

9. Contribute to a sense of place both in the buildings and spaces themselves and in the way in which they integrate with their surroundings including appropriate landscaping, biodiversity enhancement, open space and amenity space
10. A design and layout that aims to assist crime prevention and community safety, without compromising other design principles
11. Efficiency in terms of land use, achieving higher development densities in locations that are more accessible by public transport and other non-car modes and where higher densities are compatible with the character of the area and the setting of the development
12. It is not prejudicial to the development of a larger area in a comprehensive manner
13. Safe, convenient and attractive accesses on foot and by cycle and suitable connections with existing footways, bridleway, cycle ways, local facilities and public transport
14. It is at a location that is near to essential services and good transport links to services by means other than motor car.

Major development should contribute to the provision for allotments and/or community gardens where there is an identified need. Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements and relevant technical reports. It is important that the applicant provides clear and informative plans, elevations and street scenes and, where required, Masterplans, Development Briefs, Concept Statements and Design Codes to show how these criteria have been taken into account where necessary'.

ES7 Landscape Character

178. In all locations development proposals should conserve and enhance the special features and diversity of different landscape character types. The site is within the Severn Vale, which does not have AONB status but is nonetheless distinct and well regarded. The Council's Stroud Landscape Assessment notes this is a varied landscape ranging from open plain to more undulating landform towards the limestone escarpment. It is identified as "rich rural lowland", with "dispersed pattern of isolated villages", whereby "the churches act as strong foci and landmarks". The document also notes the "need to protect river valley and wetland landscapes" and to control "sporadic development along the major routes".

This policy also mentions the setting of the AONB. "On land that may affect its setting priority will be given to the conservation and enhancement of the conservation and enhancement of the natural and scenic beauty of the landscape". Having said that, the proposal impacts more on the immediate area, the Severn Vale, particularly as the AONB impacts are more on outward views. The Policy states:

'Within the Cotswolds Area of Outstanding Natural Beauty (AONB), or on land that may affect its setting, priority will be given to the conservation and enhancement of the natural and scenic beauty of the landscape whilst taking account of the biodiversity interest and the historic and cultural heritage. Major development will not be permitted unless it is demonstrated to be in the national interest and that there is a lack of alternative sustainable development sites.

In all locations development proposals should conserve or enhance the special features and diversity of the different landscape character types found within the District. Priority will be given to the protection of the quality and diversity of the landscape character. Development will only be permitted if all the following criteria are met:

1. The location, materials, scale and use are sympathetic and complement the landscape character; and



Development Control Committee Schedule 18/12/2019

2. Natural features including trees, hedgerows and water features that contribute to the landscape character and setting of the development should be both retained and managed appropriately in the future.

Opportunities for appropriate landscaping will be sought alongside all new development, such that landscape type key characteristics are strengthened.

The Stroud District Landscape Assessment will be used when determining applications for development within rural areas'.

ES10 Valuing Our Historic Environment and Assets

179. This requires the "conservation and enhancement of the setting of heritage assets", particularly "those elements which contribute to the distinct identity of the District".

The Policy states:

'Stroud District's historic environment will be preserved, protected or enhanced, in accordance with the principles set out below:

1. Any proposals involving a historic asset shall require a description of the heritage asset significance including any contribution made by its setting, and an assessment of the potential impact of the proposal on that significance, using appropriate expertise. This can be a desk based assessment and a field evaluation prior to determination where necessary and should include the Gloucestershire Historic Environment Record.

2. Proposals and initiatives will be supported which conserve and, where appropriate, enhance the heritage significance and setting of the Districts heritage assets, especially those elements which contribute to the distinct identity of the District. These include:

A. The 68 sites of national archaeological importance (which are designated as Ancient Monuments), any undesignated archaeology of national significance, and the many buildings that are Listed as having special architectural or historic interest

B. The stone, bronze, iron age and roman settlements and remains; the medieval settlements including Berkeley Castle; historic houses; historic parks; gardens and villages

C. The townscapes of the larger towns such as Stroud where the industrial heritage influenced its historic grain, including its street layouts and plot sizes

D. The District's historic market towns and villages, many with designated conservation areas, such as Berkeley, Wotton Under Edge, Minchinhampton, Painswick and Dursley.

3. Proposals will be supported which protect and, where appropriate, enhance the heritage significance and setting of locally identified heritage assets, such as buildings of local architectural or historic interest, locally important archaeological sites and parks and gardens of local interest.

4. Proposals will be supported which protect and, where appropriate, enhance key views and vistas, especially of the spires and towers of historic churches and mills.

5. Any harm or loss would require clear and convincing justification to the relevant decision-maker as to why the heritage interest should be overridden. A full programme of work shall be submitted with the application, together with proposals to mitigate any adverse impact of the proposed development, and where appropriate, be implemented through measures secured by planning condition(s) or through a legal agreement.

A full programme of work shall be submitted with the application, together with proposals to mitigate any adverse impact of the proposed development, and where appropriate, be implemented through measures secured by planning condition(s) or through a legal agreement'.



Development Control Committee Schedule 18/12/2019

ES11 Maintaining, Restoring and Regenerating the District's Canal

180. This very specific policy encourages the restoration of the canal.

It has other relevance too, in terms of the impact of the stadium. "All developments must respect their (the canal's) character, setting, biodiversity and historic value as well as improving and enhancing views along and from the canals".

Development on the route of, or adjacent to, the Stroudwater Navigation, the Thames and Severn Canal or the Gloucester & Sharpness Canal must not prevent the improvement, reconstruction, restoration or continued use of the canals or towpaths. All developments adjacent to the canals must respect their character, setting, biodiversity and historic value as well as have regard to improving and enhancing views along and from the canals. Environmental improvements to any canal's appearance will include enhancement of its historic and biodiversity value. In assessing any proposals for development along or in the vicinity of any of the District's three canals, the Council will have regard to any relevant adopted design guidance.

Eastington Parish Neighbourhood Development Plan.

181. The second component of the Development Plan is the adopted Eastington Parish Neighbourhood Development Plan 2015-2031 (adopted 27th October 2016). Policies in an NDP are required to be consistent with the NPPF and the adopted Local Plan.

https://www.stroud.gov.uk/media/208406/eastington-ndp-referendum-version_typos-correct-ready-for-adoption-oct-2016.pdf

182. The Plan covers the whole of Eastington Parish in which the development site wholly lies. The NDP overall seeks within its policies to encourage sustainable development and supports the principle of the presumption in favour of sustainable development (Policy EP1). The development site is considered, in line with the Local Plan policies, to be within the open countryside where there is a presumption against development.

Policy EP2 of the Plan requires that development proposals should respect the natural environment and protect and enhance biodiversity.

Policy EP3 mirroring a similar policy in the Local Plan supports the continued restoration of the canal.

Policy EP4 of the Plan sets out further details including design, biodiversity, amenity and heritage that development is required to address.

Policy EP8 requires that development proposals should encourage sustainable means of transport.

The re-routing of existing rights of way caused by development should in terms of Policy EP9 be designed as part of landscaped corridors, but ideally should be protected.

This application should also be considered against:

Planning (Listed Buildings and Conservation Areas) Act 1990

183. Section 66(1) & Section 72(1).

The Stroud District Landscape Assessment S.P.G. (November 2000)

184. The application site is situated within the Frome River Valley and in part the lowland plain portion of the general area characterised by the document as rolling agricultural plain. This categorisation forms one of the most extensive landscape types within the District.

The Frome valley sub classification is defined by gentle and subtle convex slopes to form a shallow valley that traverses the landscape from east to west and the lowland plain an expansive area of relatively flat land. The built portion of the site is situated on the latter area. The landscape pattern is formed by the river with its damper conditions, and permanent



Development Control Committee Schedule 18/12/2019

unimproved wet pasture and meadows. The transport routes of the A419 and M5 dissect this lowland landscape.

The document notes that the 'flat and relatively open nature of the rolling agricultural plain and the visibility of this landscape from the AONB make it particularly susceptible to inappropriate development. The document notes that this landscape is under pressure from the expansion of existing settlements.

The document also notes that the distinctive patterns of field enclosure and their geographical distribution are sensitive to changes in land use, reducing the amount of pasture land, hedgerows, and trees. It is particularly noted that 'it is important to retain the pastoral river valley qualities of the River Frome, as there are few landscapes of this nature within the Stroud District'.

A Heritage Strategy for Stroud District (SPA February 2018)

185. This Supplementary Planning Advice (SPA) does not set out detailed policy or guidance to supplement the detailed policy contained within the adopted local plan, but seeks to highlight the value and significance of the District's heritage and the benefits of positive management but supports the adopted Local Plan. The supporting heritage management plan utilises the SPA's objectives and priorities to assist in achieving targeted action. The document notes that local distinctiveness including within Conservation Areas has been eroded by inter alia economic pressures and standard design, leading to an acceptance of 'normal' design.

The objectives of the SPA are:

- 1 To maximise the contribution that the historic environment makes to the character of the District, its economic well-being, and the quality of life of its communities;
- 2 To identify ways to positively address the issues and pressures that are facing our heritage assets;
- 3 To maximise opportunities for the historic environment to help deliver the District Council's wider corporate objectives, including those of the Local Plan.

The three objectives are all concerned about properly valuing the Historic environment and assets.

The SPA sets out three priorities to assist the Council to capitalise on the historic environment and assets as follows:

- Exploiting our rich heritage and our high quality historic environment as part of the District's USP and 'place branding'. (Place branding is about communicating and managing the identity and perception of a place).
- Encouraging all kinds of new development in all parts of the District to use our historic environment as a stimulus to high quality, imaginative design, which carries our distinctive local identity into the 21st century.
- Nurturing creative and cultural industries, which are a distinctive feature of Stroud District's economy: encouraging existing cross-fertilisation with our heritage and boosting mutual benefits for our historic environment, with particular focus on the re-use of industrial heritage.

186. The application site's red line adjoins and includes a small area of the Industrial Heritage Conservation Area (IHCA), though the proposed built development footprint is sited some distance from that boundary. The IHCA stretches some 15 miles across the middle of the District, with an area of some 6.7 square kms, tracing the watercourses of the Stroud Valleys, from Framilode on the Severn estuary to Sapperton in the East. The IHCA is currently assessed as "at Risk" in Historic England's Heritage at risk register and the Council has



Development Control Committee Schedule 18/12/2019

committed, within the SPA, to the positive management of the District's heritage deemed at risk. The analysis of the material issues section of this report considers the Heritage impact of the development in the context of this and other relevant policies and documents identified and described in this section.

The Industrial Heritage Conservation Area Statement and Design Guide (Supplementary Planning Advice [SPA] November 2008)

187. The SPA, responding to the designation of Conservation Area in September 1987, and to subsequent extensions in the period 1989 to 2008 considers the whole of the IHCA.

The SPA characterises the area in which the proposed development is situated as being; 'A fertile, flood prone land within the lower Frome Corridor distinguished by its open rolling landscape' The area has scattered rural communities which grew from their medieval cores. The IHCA statement notes that the green spaces along the IHCA are as important to its character as the built environment, being the context for the heritage assets but assisting in and understanding of the co-existence of agriculture and industry. The IHCA's spine is a green corridor. The SPA sets out some key issues of particular relevance to the determination of the development proposed: 'The loss of legibility of historic settlement patterns; particularly the erosion of visual distinction and physical separation between settlement groups and mill complexes.

Loss of local distinctiveness; ... through the proliferation of new build which fails to observe local characteristics and hence has a watering down effect on the distinctiveness of the IHCA's built environment'.

Industrial Heritage Conservation Area Design Guide (SPA November 2008)

188. This document provides practical design guidance for use in the IHCA and is based on previously published Management proposals for the IHCA issued in 2008. The design guide is used to interpret and apply Local Plan and National Planning Policy.

The document notes the importance of the IHCA as a precious resource and notes that not just the canal side but the wider Conservation Area must be 'boosted' not degraded by new development; noting that if the quality of design is high and this is matched by quality of execution, construction and sustainability and will stand the test of time it will enrich the area. (paragraph 2.7 refers)

The IHCA design guide, building on the paragraph cited above, notes that the question posed by the challenge set out above is 'do the buildings and spaces show excellence in design, and contribute to local character and distinctiveness with the prospect of becoming part of the architectural heritage?'

At Chapter 6 of the SPA issues of scale and new development are considered. In particular at PDG 2 the guide notes that; 'The full impact of large developments or individual bulky/tall buildings on long range views and the setting of existing historic buildings will be a consideration when assessing proposals for development. Particular attention will be given to the effect that such proposals would have on the transition between built form and rural land, especially on the fringes of historic mill sites and small settlement groups. Development which would cause harm to this aspect of the IHCA will not normally be permitted.'

Paragraph 6.16 notes that the integration of new large buildings into the Conservation Area requires careful consideration. The commentary notes that such buildings cannot be hidden but are likely to become 'The landmarks of the future'.



Development Control Committee Schedule 18/12/2019

Notwithstanding the desire to achieve local distinctiveness within the Conservation Area the design guide acknowledges the problems with detailing large modern buildings with details taken from smaller historic structures and that this may not be successful, noting at Paragraph 7.32 that; 'New big buildings in the Conservation Area may be particularly suited to modern design.'

Stroud District Local Plan Review Draft Plan for Consultation (November 2019)

189. A draft plan has been published and is currently out for consultation. Whilst this document is a material consideration, given the current stage of consideration the weight to be afforded to it is very limited.

The application site is situated within the Stonehouse cluster where congestion on the A419, improved public transport and safer cycling, maintaining and improving the vitality of Stonehouse town centre and providing local employment opportunities, increasing health and community facilities and improving access to green space and the countryside are identified as key issues and top priorities. The constraint of the flood plain along the River Frome valley and the designation of the Industrial Heritage Conservation Area and other Listed buildings are also noted.

The draft plan identifies the need to maintain the identities of local communities and allow them to thrive with access to services and facilities for young and old alike. The employment allocations will reinforce Stonehouse's role as one of the District's most important employment hubs and with the nearby residential developments provide a sustainable workplace destination with opportunities to improve links and provide pleasant and safe 'green links'. These links will include the environmental enhancement of both the river corridor and the canal restoration, with boosted tourist appeal contributing to the local economy.

The draft plan identifies the site, land both sides of the A419 for strategic mixed use development (PS20). This includes 10 ha of the wider site for employment but also a sports stadium, sports pitches, canal and open space uses, together with strategic landscaping. It outlines the need for specific mitigation measures and infrastructure requirements including prioritising sustainable forms of transport and providing development in an integrated and co-ordinated manner.

The National Design Guide 2019

190. The National Design Guide was published by the Ministry of Housing, Communities and Local Government in October 2019 and is a material consideration. This seeks to promote high quality design of buildings and the public realm with special consideration given to the context and local character.

191. PLANNING CONSIDERATIONS - MAIN ISSUES

- Principle of Development
- Improved Public Access
- Design
- Economic Impact on Nailsworth Town
- Landscape and Visual Impact
- Highways
- Ecology
- Trees
- Heritage
- Residential Amenity



Development Control Committee Schedule 18/12/2019

- Noise/ Acoustic Impact
- Lighting
- Air Quality
- Contaminated Land
- Drainage
- Agricultural Land
- The Red Line
- Public Sector Equality Duty
- Obligations
- Planning Balance and Conclusion

THE PRINCIPLE OF DEVELOPMENT

192. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of a planning application should be made in accordance with the development plan unless material considerations indicate otherwise.

193. The Local Plan has been adopted and full weight should be given to its contents, in accordance with paragraphs 11 and 12 of the NPPF. There is a presumption in favour of sustainable development (Para 10 NPPF) as applied locally through the policies contained within the Local Plan. Consequently, decision makers should approve proposals that accord with the Local Plan without delay, but should refuse proposed development that conflicts with the Local Plan, unless material considerations indicate otherwise.

194. The Parish of Eastington has an adopted Neighbourhood Development Plan dating from October 2016. Policies in an adopted NDP are in accordance with the adopted Local Plan. The NDP mirrors the policies in the Local Plan with a presumption against development outside settlement boundaries or the allocated Land West of Stonehouse site.

195. It has been agreed by the applicant that the proposal is contrary to the current policies within the development plan, which did not see to address the need for a new stadium with the district. However, whilst it cannot be given significant weight yet, the inclusion of the site within draft Local Plan has been highlighted.

196. The current scheme only shows development on the northern side of the A419, to include a repositioned football stadium, additional training pitches, with associated car parking, footway/cycleway and transport improvements.

197. The site is located in the countryside outside the defined settlement limits. To promote sustainable development and protect the quality of the countryside, the separate identify of settlements and avoid coalescence, development is restricted outside settlement limits unless it meets the criteria outlined in Policy CP15.

198. Policy CP15 does allow for sport, leisure and tourism facilities where this protects the quality of the countryside and promotes public enjoyment of the countryside. In this case, whilst suitably designed and located sports pitches may achieve these objectives, it is clear that the character and nature of the development proposed would not be designed to protect the countryside or to promote public enjoyment of the countryside. It would involve a major sports complex which maybe considered incompatible with protecting the countryside.



Development Control Committee Schedule 18/12/2019

199. Whilst the applicant's planning consultant comments regarding the need are noted, the benefits of the scheme and the lack of alternative sites are material considerations that carry weight, these do not mean the proposal is in accordance with the Local Plan.
200. The Local Plan does provide a policy mechanism to support sports facilities with Policy E111 supporting planning applications for new sports, cultural, leisure and recreational facilities subject to satisfying specific criteria including regard to the settlement hierarchy. In terms of overall locational criteria, whilst the new facilities would not be geographically connected to or associated with existing facilities, there is intended to be a functional relationship with the existing FGR stadium in that the new facility would replace and improve upon an existing facility, serving and extending the existing catchment. It is also noted that the training pitches will allow the FGR 1st team and possibly the women's, reserves and youth sections to also train within Stroud District rather than their current training facilities at Chippenham, Wiltshire etc. The club's need is addressed below and the provision of a new high quality facility will have a significant and positive social benefit for the club.
201. Whilst the site is currently separated from Stonehouse and so does not currently relate well to the settlement hierarchy, the site is adjacent to land allocated for mixed use development (Land West of Stonehouse) which is currently under construction and so, once this development has been completed, it will relate reasonably well to this part of Stonehouse which will contain a local centre and local recreational and community facilities. The separate identity of settlement is not significantly affected.
202. The development will fundamentally change the character and appearance of the site itself and to this extent at least will affect the existing character and appearance of the site. It is accepted that there is potential to develop the site in a positive way, through an architecturally landmark building within a parkland setting, these design matters are reserved at this stage for future consideration, however, the parameters are controlled by the conditions and S106 with the applicant offering further reassurance that the architectural design as illustrated will be progressed. In terms of public amenity, the development will change the current open land crossed by part of the rural footpath network but the intended uses would enhance sport and recreation facilities both within the local area and wider District, where there is an identified shortage of playing pitches.
203. New sports, leisure and recreational facilities should be readily accessible to bus, cycling and walking links. Whilst some distance from the nearest town centre of Stonehouse, the site is located adjacent to the A419, a major movement corridor in the District, which benefits from regular bus services. Walking and cycling routes to Stonehouse and other destinations are proposed to be enhanced by the provision of a combined footway/cycleway along the south side of the A419. Proposals also involve an extension to local bus services to serve the scheme on match days and options for new proposals for public transport on non-match days have been discussed. This revised application has increase the match day transport offer to include addition buses from Nailsworth and a trial period of a bus service from Cam and Dursley Railway Station. The supporting statement makes clear that the detailed design of the scheme will provide suitable access and facilities for people with disabilities.
204. The proposals include the retention of the majority of trees and hedgerows within the site and significant indicative planting is proposed both within the site and around the perimeter. The additional information regarding the landscape strategy has reinforced the general landscape objectives to provide visual and physical connections with the surrounding area. Ecological enhancements have also been proposed as part of the scheme both on the stadium parcel and the nature parcel.



Development Control Committee Schedule 18/12/2019

205. The existing FGR Stadium at the New Lawn, Nailsworth is designated as protected outdoor play space. Policy ES13 allows for the replacement of facilities, provided that there is a net benefit to the community in terms of the quality, availability and accessibility of open space or recreational opportunities. Whilst the consideration of the redevelopment of the existing New Lawn is subject to a separate application, the proposal shows an intention for this development to entirely replace these facilities. The proposed larger and purpose built all-seater stadium with training pitches is superior to the existing provision. Clearly there will be a loss to residents of Nailsworth in terms of access to existing local facilities but the new facilities are likely to be more accessible to a wider catchment within Stroud District and beyond.
206. The redevelopment of the New Lawn site is currently subject of an undetermined outline planning application for residential use (S.18/0815/OUT). The consideration of this is separate from this new replacement stadium and cannot progress until the new stadium issue has been addressed.
207. The site is also included in the Stroud District Local Plan Review, Draft Plan for Consultation November 2019 (Site ref: PS20). This has been published is currently out to consultation. This potential allocation is based on the consultation and detailed analysis of all responses received during the Emerging Strategy Paper consultation/work. The site has been identified as a potential site for a sports stadium, open space and employment uses. However, the weight at this stage to be accorded to this document as a material planning consideration is very limited (Paras 48 & 49 of the NPPF refers to the weighting to be afforded to emerging Plans).

The Need

208. The proposal seeks a replacement sports facility for Forest Green Rovers football club (FGR) who are currently based at the New Lawn in Forest Green, Nailsworth. This was built when the club was playing the in Conference. The applicant has outlined the club's progress up the leagues and that the current stadium and site are a restriction on the future, given the club's ambition to grow and progress further.
209. The crowd size has increased from 800 in 2010 to an average of 1753 in 2016/17 season. Promotion to League 2 also saw a further rise above the 3000. The team have been in the League 2 promotion playoffs for the last 2 years and are seeking to eventually play in the Championship. The playoff semi-final last season had a reported attendance of 4,492. This season attendance has been similar taking into account we are still in the early stages of the season. Of note are the recent league 2 games vs Plymouth Argyle which had a reported attendance 3,896 and vs Colchester 2,758 both causing congestion and a strain on the local infrastructure.
210. Keep Eastington Rural group have raised the clubs ambition to be a championship level team and that therefore the proposal should be considered as a stadium of greater size. The proposal cannot be judged on the possible future intentions which may or may not come forward. The submitted details under consideration are for a 5000 seater stadium which is controlled by the recommended planning conditions and legal agreement.
211. The existing facilities whilst they were built to replace the previous ground 'the Lawn' it does not have much potential to be redeveloped. The Nailsworth site has a restricted size and only provides match day pitch. The practise and training facilities all currently have to be off site with some outside the district. The need for seating and shelter as well as improved hospitality space is also noted and would be difficult to achieve at the existing site. This will increase with the growth and progress of all the teams at the club.



Development Control Committee Schedule 18/12/2019

212. The existing onsite parking and access are also greatly restricted. The onsite car park is limited to approx 150 spaces and whilst a Park and Ride from Renishaws is available for some of the matches this is not an ideal situation. The restricted nature of Tinkley Lane directs traffic through Nailsworth. The local streets in the Forest Green area experience significant congestion and parking issues on match days with fans seeking to park close to the stadium. Parking restrictions on the Springhill/Nymphsfield Road up to the ground are also sometimes imposed to help manage the situation. The existing location is also not ideal to encourage greater use of cycling or other sustainable forms of public transport due to the gradient and limited space for bus provision.

213. The applicant has also provided a comparison of the proposed new stadium to the existing stadium at the New Lawn as follows:

	New Lawns	Proposed stadium
Total Fan Capacity	5,011	5,000
Potential expansion#	0	5,000
Seated Fan Capacity	2,020	5,000
Hospitality Space sq m	865	1,785
Spectator Viewing Area sq m	2,500	4,900
Overall interior area sq m	5,000	9,200
On site parking	150 cars + adj school	1700
Sustainable transport	options limited	greater potential in travel plan

(Any proposal to extend the submitted development to accommodate additional spectators would require a new planning application accompanied by a transport study as well as other relevant studies.)

214. A new stadium is also an opportunity to embed sustainability into the construction and fabric of the building. This reflects the ethos that is advocated and encouraged at the club and would be easier with a new stadium than a simple upgrading or redevelopment of the existing restricted site. A cutting edge wooden design would allow sustainable options to be built into the design approach. This includes the provision of a choice of sustainable transport options including cycling and bus and train connections.

215. The applicant also outlines a social benefit; 'The decision to move rather than simply upgrading or renovating the existing New Lawn stadium is driven by the desire to build a stronger community base. The new ECO Stadium will help to bring together the junior, ladies and men's team strengthening bonds between the different branches of the club'.

216. Easington Parish Council has raised concerns about the justification and site selection and suggest a sequential test (NPPF Para 86) should be carried out. As the agent has highlighted, the sequential test required by Para 86 of the revised NPPF relates to town centre uses. Whilst these can have a sport element they refer to more intensive sports activities like bowling and fitness centres. Due to the size of the stadium and/or training pitches this makes it difficult to find a town centre location and none within the nearby towns is evident.

217. Sport England aim that proposed facilities are fit for purpose and their guidance simply seeks a search with the proposed scale of development and the location of proposed users to insure easy access. However, whilst there is not a policy requirement for a formal sequential test, the applicant has looked at alternatives during the selection process with the starting point being the existing site. As addressed above, the restricted nature of the Nailsworth site means the do nothing or the redevelopment of the New Lawn options are not viable to allow the successful future expansion of the ground given the clubs ambition to progress up the Football League.



Development Control Committee Schedule 18/12/2019

218. The location of current season ticket holders has been mapped and a desire for a location within a 10km search area from the existing site outlined. Sensitive locations like existing built up areas, the AONB, and wildlife sites were annotated to help narrow down the selection process with alternatives including employment land at Oldends Lane, Aston Down and Javelin Park considered. It is not evident that any of the alternative sites would be available or suitable to be able to provide a preferable site. They do not appear to be of an appropriate size, form or character which could mitigate the impacts. The proposed site is also near and connected to Stonehouse and the Stroud Valleys, the largest centres of population within the district.
219. Alternative positions near to Junction 13 have also been considered, with the previous version of the scheme with the stadium to the south of the A419 discounted due to the proximity and harm to the Conservation Area and adjacent neighbours.
220. A possible Cam/Dursley option has been highlighted by Eastington Parish. Whilst a railway station on the main Gloucester to Bristol line is available this option does not provide a positive access options for the major population areas of the district where current fans are located and was not within the core search area.
221. The possibility of a ground share with Gloucester City has been raised but with the location differences and the club's need for its own facilities and room to grow and progress it is accepted that this is not a viable long term alternative.
222. Eastington Parish Council has questioned the local association with their Parish and CPRE have suggested a site nearer Nailsworth would provide a better local connection. Whilst it is acknowledged that FGR does not have a direct relationship with Eastington, the club has a strong and long history and local connection to the district being the highest position in the league and having a wider influence and catchment area than just the Nailsworth/Forest Green area.
223. A large number of support and objection comments have been received raising the move away from Nailsworth as an issue. Whilst the name of the club current does reflect the location of the ground and the history of the club, the community interest and fan base does extend beyond this part of Nailsworth. There is also no planning consideration or reason why the name and historical geographical location of the club should affect a decision of the proposed location of a new stadium. This would be a decision for the club and their supporters and it is noted that support for a move has also been received from the Forest Green Supporters Club.

Given the above Officers therefore accept the applicant has carried out the necessary site search and looked at possible alternatives.

Conclusion

224. The Local Plan and NDP has been adopted therefore full weight should be given to them and the policies contained within in accordance with paragraphs 11 and 12 of the NPPF. There is a presumption in favour of sustainable development as applied locally through the policies contained within the Local Plan. Consequently, decision-makers in line with S38(6) should approve proposals that accord with the Local Plan without delay, but should refuse proposed development that conflicts with the Local Plan, unless material considerations indicate otherwise.
225. The principle of additional sport and recreation facilities within the District is supported by the Local Plan and a policy mechanism is also explicit within the Plan to allow for the replacement and if necessary relocation of existing sports facilities provided that certain criteria can be met. To that extent the proposals are in general accordance.



Development Control Committee Schedule 18/12/2019

226. However, the site in question is identified as countryside within the Local Plan and whilst sport and recreation uses can be compatible with rural locations, in this case the nature and scale of the development, involving a large built stadium development with associated parking and hard landscaped circulation areas, is not compatible with the objective and detailed principles of Policy CP15 to protect the quality of the countryside. Similarly the site is not within an allocation or defined boundary of a settlement within the settlement hierarchy detailed in Policy CP15 and NDP Policy EP1.

227. Whilst the landscape impact and mitigation of the proposals is addressed below, the principle of development has the potential to fundamentally change the character and appearance of the site itself and have adverse effects in landscape terms within the immediate vicinity of the site.

228. This is not to say that the development has no merit and the detailed proposals have the scope and ambition to create an attractive development. However, if the proposals are taken as a whole they are considered to be contrary to the Local Plan and the NDP for Eastington and the planning application should be refused, unless material considerations indicate otherwise.

229. As discussed above, the need for a modern fit for purpose FGR stadium to meet football league standards, the potential lack of alternative more suitable locations and the nature and scale and sustainability of the proposals themselves are relevant material considerations to consider within the planning balance which is addressed below.

IMPROVED PUBLIC ACCESS TO RECREATION FACILITIES

230. This revised application includes an all-weather 3G pitch. These are more hardwearing allowing greater use which has allowed the applicant to offer a community use agreement to facilitate control use of the facilities by local football clubs.

231. Since the previous application, the Stroud Open Space and Green Infrastructure Study (SOSGIS) (June 2019) has been published. This provides a robust audit and assessment of open space but also detailed information about football playing pitches and is part of the evidence basis for the Local Plan review.

232. This outlines that the population of Stroud is slightly more 'active' than the national average and with overall population growth within Stroud District the active participation group is also likely to see the greatest increase. This will result in a growth in demand for affordable and accessible training areas including an priority for 3G pitches which the community use offer proposed addresses.

233. The audit of adult football pitches rated two thirds as standard with none as poor. The majority of junior and mini pitches were rated standard. The majority of junior and mini pitches are on school sites (with limited accessibility outside school hours). It is noteworthy that two mini teams for Forest Green Rovers currently play outside the District. It also highlights an increased emphasis on developing opportunities for women and girls and the applicant has outlined that the development will allow the Clubs to develop the ladies and youth teams at the same site as the 1st team.



Development Control Committee Schedule 18/12/2019

234. In terms of the Stonehouse cluster and football alone - with anticipated growth arising from principally West of Stonehouse in the period up to 2040 the football team numbers will be likely to increase by around 33%. The assessment of demand for 3G pitches for football training identifies an outstanding requirement currently for 1 pitch (based on present teams in the Stonehouse Cluster). This will only increase with more housing to 2040. It evidences this with existing football teams currently have to travel outside Stonehouse for training. Any potential upgrade of the existing facilities for example at Oldends Lane Playing Fields would unfortunately adversely impact existing grass pitch provision so cannot be considered as an alternative option.
235. This has been questioned by the Parish Council whose planning agent suggests there is no need for additional sports provision. It is unclear how the Parish Council's planning agent has interpreted the study's conclusion and how they have created their hectare per population requirement and then set this against the existing provision within the parish. It maybe this has used a combined figure with parks and recreation open space as well as playing pitches. Whilst it does have to be acknowledged that there are some good standard pitches in the cluster and this supply is also supported by a high level of recreation space these are not playing pitches or training space. The Parish's planning agent does not appear to have focused in on the football pitch provision and the lack of 3G facilities in the area which is repeatedly highlighted in the Playing Pitch Strategy part of the study. As outlined above there is a current shortfall which will only increase with population and demand growth. Whilst the provision as part of the Land West of Stonehouse allocation is noted this will provide green infrastructure and playing pitches this does not address the provision of 3G pitches or the growing demand.
236. There is a clear shortfall and need identified within the area. The application provides any opportunity to offer the Stonehouse Cluster communities and the wider district a high quality football facility to watch professional football but also participate with the social and wellbeing benefits of both being a positive.
237. Since the previous application the applicant has also outline the extent of FGR's outreach and community engagement programmes both relates to on the pitch activities but also work they do off it. This includes Fit2Last, an education programme for schools and local community to teach the benefits of sport, health and wellbeing. This takes advantage of the vegan expertise and culture at the club. Their Ambassadors scheme will allows schools to visit as well as other groups having Eco tours and see how sustainability works at the existing stadium. The clubs runs summer soccer camps and also sends out academy and 1st members to schools, training sessions and other charity events like family fun days. The club already does this community engagement but has outlined that it can continue and improve with the proposed new state of the art facility.

DESIGN

238. Local Plan Policy CP14 High Quality Sustainable Development requires an appropriate design and appearance, which is respectful of the surroundings, including the local topography, built environment and heritage. Sustainable design is also promoted. Local Plan Policy ES12 Better design of places, in short requires high quality successful places.
239. The NPPF gives much greater coverage and emphasis to design than its predecessor. It begins in the opening sentence of paragraph 124: 'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve.' This is continued in paragraph 127: 'developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.' The National Design Guide



Development Control Committee Schedule 18/12/2019

addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places.

240. The Eastington Neighbourhood Plan 2016 Policy EP4 Siting and Design of New Development also requires development to demonstrate a high standard of design that respects and reinforces local distinctiveness and character through attention to matters of scale, density, massing, height, landscaping, layout, materials and access.
241. The Conservation Area SPD raises caution about the impact of tall and bulky buildings in its policies PDG2 and 3 where it comments on the height and massing which are highly pertinent to the design. It states that there should be a design rationale behind the scheme and it should be based on an evaluation of the impact that a particular arrangement of buildings and spaces will have on the character and sense of place. The Conservation Area design guide also makes reference to detailing with PDG24 stating 'The scale, proportions and detailing must be appropriate to the particular context.'
242. With the application being submitted in outline form, normally the indicative design could not be given significant weight. However, the planning justification for the proposal does place great emphasis on the quality of the iconic design. To facilitate this and require the Reserved Matters to substantial accordance with the current submission, the delivery of the essential elements of the design can be required/ controlled via a suitable clause within planning conditions or a planning S106.
243. The applicant has agreed to this and offered the control of the design to be within the S106 legal agreement. This means members can give weight to the illustrations, cross sections and a sample elevation within the Design and Access Statement. It is proposed that this will require the reserved matters to be in strict accordance with these documents.
244. The proposal shows the stadium with a curved form with sweeping flowing corners which avoids any harsh lines. Such a softer design approach is followed in its indicative siting at a diagonal (rather than parallel) to the M5 and A419. This is also complemented in the indicative pattern of landscaping which softens and provides the setting for these flowing curving lines.
245. The footprint of the stadium has been minimised around the dimensions of a top class football pitch. The 'stands' start close to the pitch which then gives the stadium an intimate feel.
246. The height has been confirmed to have a maximum height of 19.5m with the roof dropping in the middle. This gives an undulating roofline which empathises with the curved form. Collectively this gives a soft almost naturalistic appearance. The illustrative slab height for the stadium has been submitted which allows consideration of its full height.
247. Many football stadiums use cladding around the walls. This may well be a technique to hide the underside of stairs, but one which can look unsightly. Such cladding can look harsh and dishonest, hiding the internal fabric. The other potential design flaw would have been an angular structure deriving from the shape of the pitch. Such a rectangular box shape would have looked very harsh in such a setting. The indicative design is very different. The sides would not be clad but left exposed as an open structure which alleviates the bulk of the walling. It clearly shows how it is constructed, and is a legible design with form following function. The various supporting beams also give an intriguing naturalistic pattern. There are various elements to the structure. Large and outwardly projecting vertical louvers are on the upper floors and more horizontal cross members below. The submitted cross section shows other



Development Control Committee Schedule 18/12/2019

structure deeper inside. This repeated along the circumference of the stadium encourages the eye to follow. The result is harmonious as the various elements balance. The outwardly projecting louvers compliment the curves in the footprint and also the undulating nature of the roof.

248. The design does look like a sports stadium, which means that it will be read, understood and appreciated as such. Consequently it is a legible design, whereby its function is inherent in its structure. It represents in Officers' view, potential as an iconic symbol to generate local pride. As outline above, the realisation of this can be facilitated by conditions or S106.

Materials

249. Indicative details of the proposed materials have also been submitted. It is proposed that the walling would be a timber construction. This would give an appealing shade and complement the natural line of the building. It is not intended to let the timber 'silver' but would retain its colour. The roof will be a transparent material. This will be perceived as 'light and airy' and will sympathise with the open nature of the walling and curving nature of the roof. These materials are intrinsic to the quality of the design.

250. In the public interest to ensure the delivery of the significantly positive design, precise samples of the materials can be approved via conditions with the illustrative design also being controlled and followed at reserved matters stage.

251. The indicative materials chosen for the stadium have been considered by SDC's Building Control Officer who is of the view that they are appropriate and the stadium is capable of gaining the necessary licence for football grounds given under other legislation. He notes that the finished design should incorporate features to allow any future expansion of seating capacity.

Sustainable Design and the climate emergency

252. Local Plan Policy ES1 promotes sustainable design, by energy efficiency, the use of renewable energy minimisation of waste, conserving water, efficiency in materials, adaptability of design, and climate change resilience. The Council has also declared a climate emergency which should be given weight and importance in the consideration of this proposal.

253. The design actively responds to climate change and was addressing the issue even before SDC recognised a climate emergency. The design statement emphasises the use of timber walling as a natural low carbon material with the scheme have a low amount of embodied carbon, 30% compared to modern concrete and steel stadium.

254. The proposal is still at outline stage but reference to the potential use of heat pumps and combined heat and power, as well as the minimisation of energy and using natural ventilation are all outlined. Such details can and should be included in the reserved matters submission.

255. With the design controlled via the legal agreement great weight can be given to the inclusion of these elements. Similarly the sustainability of the scheme is also controlled via the conditions with a requirement for the stadium building to achieve at least an 'Excellent' BREEAM rating. This would put it in the best practice category and within the top 10% of UK new non-domestic buildings. This is a minimum requirement and there is nothing stopping the building performing even better.



Development Control Committee Schedule 18/12/2019

256. The scheme also seeks to work with existing land levels and sustainable drainage (SUDS) and grey water harvesting have been outlined. These all have positives and can be implemented via the reserved matters and other conditions.

257. The site also has the opportunities for renewables on site. Whilst concern about future large scale wind turbines or solar arrays given the energy companies involvement are appreciated. These would need separate consent where full consideration and consultation could be given to the merits of any proposal. However, the reserved matters could integrate smaller onsite energy generation opportunities into the design. Examples have been outlined in the submission documents include solar panels on the individual lighting columns and other public realm features.

Conclusion

258. The design is 'legible' as a football stadium. Its line and form is eye catching. Its means of construction is understandable and therefore easy to appreciate. The choice of materials is critical to compliment its shape.

259. This is a bold contemporary design, which is not based on the vernacular; however such a style would not accommodate a football stadium. Similarly to try to introduce some vernacular elements could have led to tokenism or patronising features which would have dampened the impetus of the design. Rather the form follows its function. It is a design which shows integrity as structural elements feature. It is a quality design, whereby the shape, structure and materials all harmonise. It is potentially a distinctive iconic landmark of regional and national significance.

260. This quality of design (including landscaping) is critical to reduce impacts on the surrounding landscape, the Severn Vale and the setting of the AONB. This is particularly important bearing in mind its height and prominence.

261. The Design Statement promotes the scheme to 'provide a landmark stadium' and 'extremely high quality'. The revised NPPF makes a vitally important point at paragraph 130 in this respect. "Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion as a result of changes to the permitted scheme". A clause in the S106 along with the planning conditions are therefore proposed for the indicative submitted details to set the standard for the reserved matters submission/implementation avoiding the 'dumbing down' of 'value engineering'. The applicant has committed to the Zaha Hadid design and offered the design to be within the S106. The sustainability performance of the proposed stadium would also be equivalent to a minimum of being with the top 10% of new non-domestic buildings in the UK.

ECONOMIC IMPACT ON NAILSWORTH TOWN

262. To address Members concern about the economic impact on Nailsworth the applicant has provided an economic impact assessment in addition to an improvement match day public transport offer which will provide some additional transport links between the town and the proposed new stadium.

263. The transport strategy now specifically provides buses from Nailsworth to the new stadium. This will give fans from Nailsworth the opportunity make use of the shops, pubs, restaurants and other facilities with the Town Centre before and after the game. It also provides a sustainable public transport option with links to the existing site in Nailsworth.



Development Control Committee Schedule 18/12/2019

264. Officers have sought expert input from the County Councils' economic consultant Shared Intelligence to assess and evaluate the submitted economic study of the impact on Nailsworth.
265. As part of the refusal reason of the previous application it was deemed that the proposal had not demonstrated that the vitality and viability of Nailsworth Town would not be adversely affected by the loss of the existing stadium and was contrary to Policy CP12. In order to address the refusal reason the submitted economic study seeks to demonstrate that the impact of the new stadium at J13 on Nailsworth Town Centre would be in line with Policy CP12 and not have a significant adverse effect.
266. The applicants' assessment has made use of a number of different sources of information. This includes a fan survey, attendance data, tourism expenditure survey as well as ONS and Local Plan evidence studies. Bespoke Input-Output models are also used along with other recognised datasets to anticipated changes in off-site expenditure and then the impact on Nailsworth and the wider district area.
267. The analysis of the fan survey outlines that spend in Nailsworth by visitors to the New Lawn is estimated to be approx. £14.67 per visitor based on an average calculation method.
268. The Town Council have queried the survey size and quality, however, our consultant concludes that the size of the survey equates to a margin of error of just above 4%. They do also highlight that the fan survey would be more robust and would have given a more balanced view, particularly for away fans if it has been carried out on more occasions. However, this has not undermined the final outcome.
269. With regard to the wider impacts, our consultant highlights the uncertainty that traffic alleviation will cause an uplift and how to quantify it and that the benefit of redevelopment of the existing New lawns site, the timing and quality are also not yet fully known. The Study also does not consider the employment benefits of the new stadium including increased attendance and therefore, more staff and increased demand for other local suppliers.
270. Overall our specialist economic consultant is satisfied that the methodological approach is appropriate to address the considerations required Policy CP12. Their review of the inputs to the Study concludes they are relevant and sound and have been logically presented. Our consultant is satisfied that the policies, data sets, benchmarks and assumptions used for the calculations for fans off-site expenditure are relevant, reasonable and reliable. They conclude that the way that the Study calculates total expenditure in Nailsworth and in Stroud is effective and they found no evidence that the Study has exaggerated their argument by using unfair or over-optimistic assumptions.
271. Our consultant also agrees with the conclusion of the applicants' study that whilst there will be a potential net loss to Nailsworth Town this is limited with the scheme providing a potential net gain overall to the wider Stroud District.
272. The impact on Nailsworth is considered marginal in town centre terms. There is a predicted loss of fan expenditure as a proportion of fan expenditure, but this is not considered significant (0.7%) in comparison to Nailsworth's overall retail expenditure (£41.8m).
273. The Town Council highlight the impact outlined is based on turnover not profits. As guided by our economic consultant the use of profit is a less useful proxy to turnover because it can be affected by various other issues like wage increases, capital investment or additional spending in a given period.



Development Control Committee Schedule 18/12/2019

274. The comments made by Nailsworth Town Council are noted and it has to be acknowledged that the relocation of FGR will have impact, both positive and negative, locally in Nailsworth and the wider district. This includes the loss of an attraction in Nailsworth but also the increase to the PR and recognition of the wider Stroud district with a world class design and venue.

275. However, as our consultant concludes; *'the reality is that economically the overall benefit of the EcoPark development outweighs the cost of not developing it to Stroud District.'*

LANDSCAPE AND VISUAL IMPACT

276. Chapter 10 of Environmental Statement and accompanying LVIA address the Landscape and Visual impact of the revised proposed scheme. The LVIA assessed the indicative parameters of the revised scheme as outlined in the building height parameter plan, the land use parameter plan, the indicative Green Infrastructure Plan, site plan and sections. The Concept Plan and D&A also informed the assessment. The assessment was carried out with reference to the Landscape Institute's Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, 2013 as well as Natural England Landscape Character Assessment and Landscape Institute Advice Notes. In addition to this the revised Landscape Strategy and indicative Landscape Masterplan have also been submitted with this revised application.

277. The assessment identified the existing landscape and visual context, then evaluated the sensitivity of the landscape and visual receptors. The nature/magnitude of the effects likely to result from the proposed development are assessed with a final assessment of the overall significance including the mitigation and enhancement proposed. A cumulative assess with other nearby developments is also addressed.

278. The Local Plan deals with the Landscape and Visual Impact of development. This is a key consideration with the strategic and core policies SO5, CP4 and CP14 seeking to protect the distinctive landscape qualities. Local Plan Policy ES7 - Landscape Character is of particular relevance but is supported by other Policies ES8 - Trees, EI11 - Promoting sport, leisure and recreation. These seek to conserve or enhance the special features and diversity of the different landscape character types of the district. It only permits development that is sympathetic and complements the landscape character including any natural features like trees and hedgerows.

279. The application site is located on agricultural land adjacent to the M5 Junction 13. The landscape assessment for Gloucestershire County identifies the site within the Berkeley Vale with the National Character Assessment places the site in the Severn and Avon Vales. The Severn Vale is generally regarded as the lower slopes of the Cotswold Hills and the shorelines of the Severn. Such lowland landscapes have often not been favoured by nationally recognised designations. However the Vale has a very discernible character and history, which should not be undervalued. It also has a complex interaction with the Wolds.

280. The more detailed Stroud District Landscape Assessment (2000) places the site within the 'Rolling Agricultural Plain' character area. This places it between the 'Escarpment Foot Slopes' and 'Lowland Plain' with 'The Frome River Valley' immediately to the south. This area being a transition that embraces the diversity of landscape character from the open and exposed plateau landscapes of the Cotswolds and the sheltered valleys in the scarp face, to the flat expansive landscapes of the Severn Estuary. The flat and relatively open nature along with the visibility from the AONB make this landscape area particularly susceptible and sensitive to inappropriate development which is highlighted in the Landscape Assessment and the Cotswold Conservation Board position regarding the setting of the AONB.



Development Control Committee Schedule 18/12/2019

281. To aid assessment visualisations have been provided for selected viewpoints showing the scale and extent of the primarily above ground-built form of the stadium. These predicted wireframe views have been used to show the view of the proposed development within the site context.

282. Due to the high profile of the application and the concern raised by consultees, SLR landscape consultants were appointed to review the previous submitted documents on behalf of the Council. Following the review further clarification regarding the impact on the setting of the AONB, the valued landscape assessment and impact on the site's character area and clarification regarding methodology and definitions were submitted (FEI 4). These have all been resubmitted for this application.

283. A range of viewpoints were defined through a process of desk top research and on-site survey in consultation with SDC Officers. Whilst viewpoints/viewing areas were chosen, these were representative and it is acknowledged that views can vary along a footpath e.g. Cotswold Way. Officers have long familiarity with all these viewpoints; however, they were specifically walked/visited to gauge impact of this particular proposal.

Selsley Common

284. This is traversed by the Cotswold Way as well as several other more minor footpaths. It is readily accessible being an open common with several parking areas close and almost at the same level. The outlook does vary along the edge of the Common's plateau offering different focal points. The subsidiary footpaths are also varied in aspects due to their topography. The southern end is more dominated by the spread and merger of Middleyard, Kings Stanley and Leonard Stanley. At the northern end there is more of a sense of openness and landscape domination. From the varying aspects, the broad swath of the Frome Valley and the Severn Vale are evident. The Forest of Dean terminates the skyline which means it is an expansive view in terms of width and depth. Consequently the proposal should be 'lost' within this landscape. However, Doverow Hill does push the eye towards the site but West of Stonehouse and Stroudwater/Oldends Lane industrial area intervene. The proposal would appear comparatively very small scale from here and seen in such context it would not be obtrusive or prominent. At such a shallow angle tree planting will be effective on the boundary.

Coaley Peak

285. This again traversed by the Cotswold Way and is easily accessed for all users with good public parking virtually at the viewpoint. Hence it is a highly valued viewpoint. Again viewpoints here vary. The northern end the aspect is confined by a copse of trees cascading down Frocester Hill. The central and southern end offer wider aspects including towards the north. The signage erected by the County Council shows the visible skyline which includes the Brecon Beacons. In the foreground, Coaley village appears well contained and soft in the landscape. Greenfields predominate the view. Eastington village is readily discernible and behind the West of Stonehouse development and its adjacent industrial area. The application site lies largely behind all these developments - it would appear against buildings. Moreover from here it would appear small and inconsequential. Again from this distance tree planting would be helpful to break up its form.



Development Control Committee Schedule 18/12/2019

Cam Long Down/Cam Peak

286. Again this offers expansive views across the width of the Vale towards the Forest of Dean and edge of the Brecon Beacons. It is also a 360 degree viewpoint with views looking in the other direction towards the Cotswolds. Much of Dursley is within a fold in the hills but Cam is more prominent. Views towards the application site are again at multiple points in this vicinity. From Long Down itself, the Cotswold Way offers clear views. This is slightly curving due to the alignment of the hill. The lack of vegetation means that there are views towards the application site for much of its length. There is also an aspect from the north west face of Cam Peak. Long Down and Cam Peak are particularly important because they offer views of the escarpment as well as the Vale, because they are "outliers". This interaction between the escarpment and Vale is a very distinctive characteristic of this part of the Cotswolds AONB. Other neighbours "outliers" are also visible. The sporadic development around Ashmead, Far Green, Hamshill and Green Street dominates much of the foreground, which detracts from the natural landscape. This impact lessens as one moves towards the north part of the Long Down. Coaley village is again discernible but appears unobtrusive amongst the surrounding fields. Eastington is readily identifiable beyond and appears more regimented. The West of Stonehouse development and Stroudwater Industrial also feature. Against this context the proposal would not appear obtrusive. Also at approximately 4 miles away it would appear small.

Eastington Claypits

287. This is crossed by the A38 and several footpaths. Although it is only a short rise there are significant views along the Frome Valley. This is outside the AONB and there are several other developments as well as the roads which partly detract from the pastoral quality of the countryside. The site is visible from an oblique aspect which obviously tempers potential impact. Consequently there will be a very slight impact and the new landscaping will be important from here to break up the presence of the stadium.

Eastington village ridge

288. Beside Swallowcroft, at the eastern edge of the main village, there is a sandstone ridge which is crossed by a network of footpaths. There is a notable southern aspect, which is photographed in the SDC Landscape Assessment 2000. There is a potential glimpse towards the application site. Although only the upper element of the roofscape of the stadium is likely to be visible, and will be seen against the surrounding residential development, so it should not be harmful.

Thames and Severn Way

289. This is important as a national recognised footpath and is very well used. West of the slightly sprawling Meadow Mill complex and the car parking there are views towards the application site. The impact should be eased by the new planting but the roofline of the stadium will be visible and slightly detracting.

The old (Westfield) bridge on the canal

290. This is on a linear footpath. It is currently at the end of the canal. There are westward views across the adjacent meadows towards the application site. In spite of the adjacent roads there is a sense of tranquillity and an informal, rustic scattering of boundary hedges and trees. There is a gentle undulation towards the north (development site) which attracts the eye. The fields are also perceived as stretching into the distance. There is a sense of openness and pastoral simplicity. The stadium and parking will be close and there will be some visibility and perception across the fields given the 19.5m maximum height. It is not possible that the landscaping will be a fully effective screen. However, whilst visible the water meadows character remains, distinctive from the development footprint of the application site.



Development Control Committee Schedule 18/12/2019

Doverow Hill

291. Here the line of escarpment re-forms after being fragmented by the broad Frome Valley but it almost feels like an "outlier" protruding into the valley. There is a network of well used footpaths which traverse the hill. Surprisingly the Cotswold Way chooses to bypass the hill. The footpaths are accessible to Stonehouse residents being so close to the town and the 2005 Stonehouse Design Guide quite rightly stresses the importance of views to/from this hill. The views mainly feature Stonehouse town which then merge into the industrial area and the West of Stonehouse development. Seen directly in this context the proposal would not be harmful.

Maiden Hill

292. The escarpment is firmly re-established here. It is an open hill top before the start of Standish Woods, which prevents views. It is close for Randwick and Cashes Green residents and accessible to roads. The Cotswold Way traverses the top and there are offshoot paths in alternative directions. Views are widespread across a wide angle from Ebley and along the Frome across into the Severn Vale. Views towards the application site are again dominated by Stonehouse, the industrial area and the West of Stonehouse development. The proposal will be seen in this context and will not appear harmful.

Haresfield Beacon

293. There are two viewing areas, on adjoining promontories that extend from the Wold plateau into the Vale. The Cotswold Way again takes in these viewing areas. The precipitous lane connecting Haresfield village to Edge/Whiteshill runs along the plateau with parking opportunities close to both viewing areas. Consequently this is very accessible countryside. Both promontories have views towards the application site. Shortwood, which is the easterly one, has a slightly less wide outlook due to the alignment of the escarpment. The western one, Haresfield Beacon, not only has a wider vision but is also more aligned towards the application site, being slightly further west. Both viewing areas offer spectacular views across the Vale. These are some of the best viewpoints of the dramatic Stroud landscape. As well as the wide expanse of the Vale, the Haresfield promontory shows the curving of the escarpment as well as the initial slopes rising out of the Vale to steepen towards the plateau. Looking away from Gloucester, the aspects are landscape dominated as development is less apparent, with Stonehouse partly shielded by the curve of Doverow Hill. These are very sensitive views. Whilst the application site is three miles away, it would be discernible. New planting will ease the form of the stadium and could obscure much of the parking. However, it will take at least ten years before it is significant. The roofscape of the stadium will be still visible; however, its timber structure should offer a naturalised colour which will to some extent blend with the landscape. Given the visibility here, and the importance of the viewpoint, the proposal could have some detriment, albeit in the medium term very limited. The proposed design, materials and potential for some tall specimen trees on the boundary are all critical.

Overton Hill, Fretherne/Arlingham

294. This is a sandstone ridge. The Vale is seen across the horizon which is terminated by the escarpment. The application site would be visible; however it would be seen against the West of Stonehouse development and the industrial area.

Around Westend

295. These are both close range and contained views. The stadium would be visible. The parking would be perceptible and the tranquillity will be impaired on occasions. However, the views are influenced by the major roads and buildings. The viewing areas are often from such urban contexts and the views themselves include such manmade structures. Planting would offer some benefit to soften and break up the form of development but that will take 10-15 years to ease this viewpoint.



Development Control Committee Schedule 18/12/2019

M5 roundabout

296. This is an elevated viewpoint. Although the environs are very 'urban', there are landscape orientated views to site especially in winter. The surrounding new planting will be important.

Wye Valley/Forest of Dean

297. The LVIA identifies a viewpoint at Pleasant Stile, near Littledean. In addition Blaize Bailey and Popes Hill have also been identified and visited by Officers. However, these are approximately seven miles away and the structures will appear diminutive.

298. The LVIA in its conclusions, acknowledged the significant adverse effects on a small area of the landscape, affecting nearby receptors located in the immediate area surrounding the site. With the siting, design and parkland setting, the landscaping will help the scheme assimilate into the landscape. The revised landscape strategy further outlines how the landscape will soften and break up the built form with more informal planting layout proposed. Whilst the stadium will be visible its presents will be as a memorable landmark feature at this gateway location, minimising adverse effects but maximise longer term benefits to the landscape and visual environment.

299. Revised indicative planting proposals within the landscape strategy and Masterplan have been submitted. These, along with the proposed indicative layout, the LVIA and Design and Access statement envisaging a parkland planting concept. There is some validity in using the stadium as a focal point to evoke a country estate. However, there is also potentially a need for some tall specimens on the northern boundary to break up the scale of the building. This is not necessarily incompatible with a parkland concept as tall specimens can give a sense of depth and distance. Orchard planting is also proposed and is compatible with the overarching parkland concept. It also re-establishes this historic vegetation in the area, particularly if it includes 'heritage specimens'.

300. Revised and improved details have been proposed particularly in the car park area of the site. The planting has been retained amongst the lines of car parking and will have an important role in reducing the prominence and reflections from parked vehicles. This could look overly regimented and formal from the escarpment and moreover could actually accentuate the car parking.

301. An indicative mix of planting has been proposed within the landscape strategy. The details will be assessed within the detailed landscaping scheme which is controlled via condition. A mix of informal planting with sufficient space to flourish and robust species with a mix of colours and textures may all be beneficial.

302. Different surface finishes and zoning the car parking also helps to break up the regimented form and visual impact by allowing a mix of surfaces, gravels as well as green reinforced grass parking within the planting scheme. The translocation and retention of existing vegetation have also allowed a mature mix of sized species.

303. The different finishes and landscaping also provide a hierarchy to the space. This will provide legibility and will feed into the effective car park management strategy, address elsewhere in the report, where less frequently used parts have a softer green landscaped appearance.



Development Control Committee Schedule 18/12/2019

304. Existing trees within the application site are fairly sparse and the proposal does not result in any significant loss in terms of individual specimens or coverage. Some hedges will be lost, however, 1,300m would be translocated and there is an overall increase from 3,200m currently to approx. 5,000m on completion. The mature hedgerow along the south edge of the site (along the A419) is being retained and can be reinforced as this has some screening benefit.
305. The shape of the application site is helpful too. It has some irregular boundaries and with the potential layout these will be able to break up the form/scale of the scheme including of the car parking. Following Members concern, the indicative landscaping has been reinforced with the landscape strategy outlining the key objective to reduce the visual impact and integrate into the rural landscape. Boundary planting with area of planting including in the corners would mimic a Vale planting pattern. The scheme thus avoids the perception of overly large blocks of development and a regimented appearance.
306. The additional tree, shrub and hedge planting would be beneficial. The site is currently comprised of fairly bland fields and there is opportunity for more coverage but also different colours, heights and textures are welcome. Landscape architects normally assume that 15 years is required for landscaping to mature. It is hoped here with a favourable microclimate, good stock, favourable soil and safeguarded /maintained planting areas that this may be slightly better. The revised landscape strategy uses a predicted height and spread at Year 10 to demonstrate the filter views and effectiveness of the landscaping.
It would also be advantageous for the boundary planting including the bund to take place as early as possible. The time it takes for planting to mature has to be appreciated and will vary the impact in the short to longer term. It also has to be appreciated that the boundary planting will not be so effective in winter, as preferences will be towards deciduous specimens.
307. The training pitches are positioned to the north and south of the stadium in the indicative layout in the submitted concept plan. Due to their nature they would be perceived as 'development' from the elevated views and may be perceived to enlarge the site area, however, they do push the stadium further away from the sensitive views from the south/southeast. The access/approach road is relatively short and can be curving and softened by planting as demonstrated on the indicative landscape masterplan. There are other hard surfaces around the stadium but they would use subdued materials. Several SuDS ponds and features are also necessary and with the design including ecological enhancements and a naturalised design they would not have an adverse effect on the landscape setting.
308. Paragraph 170 of the NPPF seeks to protect and enhance 'valued landscapes'. The concept of 'valued landscapes' has been the subject of much argument in numerous appeal cases including in the district at Mankley Fields where the Inspector (and High Court) considered the value had to demonstrate some physical attributes rather than just popularity. Further assessment of the landscape value has been undertaken and on balance the site and surrounding area has been assessed as being mainly a landscape of 'local community' value and importance. It would therefore be difficult to defend a classification as a valued landscape for purposes of NPPF para 170.
309. The A419 is being widened which will have an impact on the vicinity. However, this is perceived in the context of the M5, its junction roundabout and the existing A419 infrastructure. From most of the distant AONB views it would not be evident.



Development Control Committee Schedule 18/12/2019

AONB and its setting

310. The Cotswolds is the largest AONB in England. In our District it tends to follow the Cotswold escarpment. The closest the designation gets to the application site is approximately 2km where it encroaches onto the lower slopes of the escarpment at Stroud Green near Standish and Horsemarling Farm. The Cotswold way also follows along the escarpment and whilst the site is not within the AONB the development would be visible from the Cotswold escarpment.
311. Policy ES7 states that within the Cotswolds AONB or on land that may affect its setting, priority will be given to the conservation and enhancement of the natural and scenic beauty of the landscape whilst taking account of the biodiversity interest and historic and cultural heritage. Therefore, the setting of the AONB is also a fundamental consideration. This is supported by Paragraph 172 of the NPPF which states great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty and that they have the highest status of protection.
312. Section 85 of the Countryside and Rights of Way (CRoW) Act 2000 also states that in exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty.
313. The Cotswold Conservation Board has published the Cotswold AONB Management Plan 2018-2023. One of its core policies aims to deliver a consistent, co-ordinated and landscape led approach to the Cotswolds AONB. Policy CE1 promotes conservation of the landscape, whilst CE3 notes the distinctiveness of the AONB. Policy CE11 on major development highlights the setting of the AONB. This is supported by the Board's Position statements on Setting of the AONB and Tranquillity and Dark Skies.
314. The Eastington NDP (Policies EP2, EP4 and EP9) similarly supports the protection of the natural environment, and respect local distinctiveness, character and footpaths and only supports new development that does not impact on the setting of the Cotswold AONB.
315. The site has very limited visibility from the Cotswold hinterland the main 'high wold' area. Given this separation distance and the context it is considered that the scheme will not significantly harm the special qualities of the AONB itself. Cotswold Conservation Board whilst highlighting the need to consider the impact on the setting of the Cotswolds AONB during the original submission, has not raised objection to the submitted revised proposal. Natural England has also not raised a concern.
316. Land outside the designation and how it is viewed in the context and backdrop of the AONB needs careful consideration. Due to the distance from the AONB and the presence of other developments between, e.g. Oldends Lane Business Park and Land West of Stonehouse, significant adverse impacts will not occur. A localised character will be affected but this is not significant in its impacts on the landscape character area as a whole and therefore on the setting of the AONB. The tranquillity of land within the AONB will also be relatively unaffected by the proposal. Some sky glow will be experienced but limited in occurrence and given the wider light in the area is also unlikely to be significant.
317. The Wye Valley AONB, is located approximately 19km to the west. This does include some of the fringes of the Forest of Dean, but the Severn Vale is largely outside the formal designation. There is some limited visibility towards the application site but with the distance it is considered the proposal will not cause significant harm.



Development Control Committee Schedule 18/12/2019

Night time

318. The stadium floodlighting does have the potential to produce considerable glare and sky glow and the lighting impact is addressed in the lighting section of this report. The landscape impact of the proposed light also has to be considered and provides a slight different assessment approach. To assess the landscape and visual effects at night it is essential to consider an assessment of the wider night time context and sources of light beyond the site.
319. In addition to the stadium, the parking areas also have the potential to generate their own spillage and glare. Lights within the access roads and parking are envisaged at up to 4m in the car park, up to 8m on the internal road and 10m columns for the highway lights. Passing cars too will contribute.
320. The proposal will increase the level of light on the site compared to the current use as agricultural fields. This will have a localised impact with the mitigation including integrating the design, screens and the type of lights all affecting how the light will be viewed and contained.
321. In the wider area, including the AONB, the stadium is predicted to be the most notable sources of new light. Most of the impact will be at times of intensive use, typically evening matches, which are few. Outside these times, the levels should be more limited to low level lighting which is less perceptible. There are considerable other sources of lighting in the vicinity, which is very evident in many of the viewpoints. This context includes Stonehouse, including, Dairy Crest and Oldend Lane, Stroudwater Business Park and also the nearby Cullimore's site.
322. A lighting strategy needs to be conditioned to control the number of occasions for the use of such intensive lighting and the actual details of the lighting, including potential hooding/directing etc. This will be assessed and whilst it can mitigate the impact to a degree the adverse impact has to be weighted in the planning balance.

Conclusion/Overall Landscape Impacts

323. The LVIA concludes that the extent of the significant landscape and visual effects, taking into account the context and submitted mitigation can be summarised as occurring up to approximately 250m from the development. This reduces over time as the landscaping develops. It is acknowledged that the site will be visible and whilst a definitive boundary to the impact is hard to define, this impact will generally be less and will further diminish with distance. Officers consider this will result in a lesser degree of impact on the wider area. With the embedded landscaping and mitigation, the significant landscape impact will remain localised and limited with the local landscape character areas as a whole, including the IHCA, not being significantly affected. The assessment of landscape sensitivity carried out for the Local Plan Review 2016 (Land Parcel ref: St05) supports this and outlines a relatively limited geographic extent of significant landscape and visual impact.
324. The local landscape character will be affected with the proposed stadium being visible. However, other built development is visible for example at Meadow Mill and Oldends Lane and it is considered that a genuinely distinctive landmark building would be easier to accept.
325. The proposal would not harm any definable 'valued landscapes' as set out in paragraph 170 of the NPPF.
326. The integrated nature of the pitch lighting and possible mitigation including the limits on the full use of the lighting does reduce harm from floodlight pollution. However, the impact on night skies particularly in winter does have to be considered and weighed up in the planning balance.



Development Control Committee Schedule 18/12/2019

327. With the curved form, materials and landscaping, the proposed stadium has the potential to integrate into the landscape reducing the prominence from various viewpoints. The car parking could well have been a potential problem from elevated views, however, the landscaping and layout will be important to break up its form and the improved landscape strategy helps demonstrate how this will be achieved. The stadium will be seen in the context of other developments like the Land West of Stonehouse, Oldends/Stroudwater Business Park and Stonehouse town and would therefore not look innocuous. It is therefore considered that the stadium will have limited impact, easing over time as the maturing vegetation.
328. There is potential to create an amalgamation of development sprawling over a wide area resulting in the loss of the gap between Stonehouse and the M5. However, the West of Stonehouse development is broken up by open spaces and tree avenues so will not look unwieldy from elevated view or shorter range Vale views. The boundary hedges and proposed planting throughout the site along with the curved form of the indicative design can/will soften the expanse of built development from both the Vale and elevated views.
329. The cumulative visual impact with the M5 is also a potential further impact. However, the carriageway is recessed in a cutting and there is some intervening tree cover which helps soften the roundabout and slip roads. The landscape planting here would also be effective in minimising the impact. The additional impact of the A419 is also softened by the retention/translocation of the roadside hedgerow.
330. Equally important are the choice of materials. Oldends/Stroudwater Business Park stands out from the escarpment because of its light colour and large structures. Land West of Stonehouse has grey and brown roofing which is more readily absorbed into landscaped views. It also has a variety of juxtapositions which avoid drawing the eye along long avenues. In this respect too, the proposed curved roof and oval shape of the stadium will help.
331. In terms of the AONB and its setting, Officers feel that the most sensitive viewpoint is Haresfield Beacon where the application site is visible across open ground from these well used promontories. The separation distance is noted along with the potential to mitigate with the planting, layout, design and form.
332. Whilst in outline form with only an indicative parameters submitted it has to be noted that the mitigation opportunities will be required via conditions where full details will be submitted for consideration. However, the additional landscape strategy does provide additional reassurance of the landscape design objectives and principles.
333. The overall proposal has a moderate impact on the localised landscape within the Vale and a limited impact on the setting of the AONB. These adverse impacts will need to be weighed up in the planning balance.

HIGHWAYS

334. Concerns regarding the highways implications have again been raised by the local Parish councils and local residents.
335. GCC Highways and Highways England remain satisfied with the parking provision and highway mitigation.



Development Control Committee Schedule 18/12/2019

336. In addition to the improved landscaping strategy, a car park management plan can also seek to take advantage of the landscaping work. The separation and zoning of different areas of the car park would allow appropriate management of the amount of space available. This would retain the positive encouragement to use more sustainable modes of transports like the match-day buses provided or the improved pedestrian and cycle provision to the surrounding area. The submitted travel plan addresses this and the applicant has specifically outlined that whilst the parking charges have not yet been calculated it will be cheaper for 2 adults to travel on the match day buses rather than park onsite. This is controlled via the updated highway conditions.
337. This car park management and phased approach retains control of the amount of parking available and whilst it promotes other modes of transport it also allows flexibility to react and protect against the harm of not providing a sufficient amount of parking. This allows provision to be made available and avoid problems of car backing up on the highway and the parking on local roads, both of which have been highlighted as local concerns.
338. The application has been the subject of considerable pre and post application discussion with both GCC Highways as the County Highway Authority and Highways England. This included the previous application and the current revised proposal with the principle development to the north of the A419. Whilst the application is submitted in outline, access has been submitted for consideration.
339. Overall, GCC Highways and Highways England consider that the proposal will have effects on capacity of the network but they are not so severe as to warrant a recommendation that planning permission should be withheld on highway grounds.

Proposed Site Access

340. The proposed access to the site is from the A419. This access comprises a new three arm signalised junction onto the A419, which is also proposed to be dualled from the motorway junction to the Chipmans Platt roundabout. The junction provides two full lanes on each arm of the A419 through the junction and a long left turn filter lane from the west and a flared two lane right turn facility from the east. The details of the junction also provide facilities for cyclists and pedestrians to cross over the dualled A419. These are provided over the eastern arm of the junction to meet desire lines. A previous iteration of the scheme showed a footbridge which has now been deleted. The site access provides a full right turn lane and a 2 full left turn lanes from the site. GCC as the Local Highway Authority have concluded from the submitted modelling and safety audit that the detailed design of the site access will operate within absolute capacity, i.e. all arms under 100% saturated, in all scenarios.
341. The Highway Authority note that the usage of the site access arm on the A419 will be occasional, meaning that for the majority of the time the A419 will be afforded a continuous green signal and comprise of two full lanes in each direction. This represents an improvement to the current situation on this stretch of road, between Junction 13 and Chipmans Platt and would be a benefit to the capacity during network peak times once the duelling work has been implemented.

Chipmans Platt Roundabout

342. Improvements to Chipmans Platt are already underway by virtue of an approved GCC scheme. This is part of the G-First LEP funded A419 improvement scheme. This will provide greater capacity on the network, particularly at key junctions and assist with the delivery of housing growth, including the Land West of Stonehouse development. The impact of this proposed development on the roundabout will result in the junction exceeding capacity,



Development Control Committee Schedule 18/12/2019

although limited to one arm, with the increase in queuing ranging from six to ten vehicles on Saturday evening peaks and weekday PM evening peaks. This queue will increase by 15 vehicles in the Saturday afternoon peak in 2021 and 30 vehicles in 2031. The Highway Authority do not consider this to be a "severe" impact requiring mitigation, particularly considering that this will be an infrequent occurrence which will occur outside network peak periods.

A419/A38 Roundabout

343. Predicted traffic flows have been modelled and this junction will continue to operate within capacity in all of the assessment scenarios for future years with the development in place.

Grove Lane

344. The proposed scheme shows an indicative design layout proposing a new one way entrance/exit for buses only taken from Grove Lane. This maybe gated when not in use and be controlled by Automatic Number Plate Recognition to accommodate buses bringing supporters to the stadium. Pedestrian and Cycle access to Grove Lane is also outlined. The results of the modelling undertaken by the applicants and their consideration by the Highway Authority are that this new junction will operate within practical capacity at all times. The junction of Grove Lane with the new estate road to Land West of Stonehouse (Great Oldbury) will result in the junction exceeding practical capacity with the proposed and approved development in the area, although this is limited to one arm in each development scenario with an increase in queuing of between five and ten vehicles. The Highway Authority considers this acceptable given the frequency at which the junction will experience these conditions.

Downton Road Signals

345. This junction is considered, utilising the modelling undertaken as part of the application, as currently presented within practical capacity in the 2021 and 2031 Saturday and Weekday arrivals peaks. The A419 W and Downton Road arms will exceed 90% saturation but remain below absolute capacity in the 2021 and 2031 Saturday departures peak. GCC Highways consider that this is acceptable, particularly considering that this will occur in only one of the network peaks and on an infrequent basis. As a consequence the Highway Authority raises no objection.

Horsetrough Roundabout

346. The impact of the development will result in the junction exceeding practical capacity although this is limited to the A419 West in the Saturday evening peak in 2021 and 2031, with queuing increases of 17 and 37 vehicles. The Highways Officer considers this as acceptable, particularly as it will occur at only one of the network peaks and on an infrequent basis.

Sainsbury's and Dudbridge Hill Roundabouts

347. The impact of the development on these two traffic junctions was also modelled at the request of SDC and GCC. The result of that work demonstrates that the predicted level of flows on match days for a 5000 capacity stadium will remain lower than the equivalent weekday PM peak. As a result the GCC Highways do not feel it would be reasonable to request any mitigation at these locations.

M5 and Junction 13

348. Mitigation measures include the dualling of the A419 between the M5 junction and the Chipmans Platt roundabout and changes to the white lining and signing at M5 J13 have been proposed. These will allow greater capacity at the motorway junction by allowing both lanes of the northbound and southbound off slips to be used to travel east towards Stonehouse.



Development Control Committee Schedule 18/12/2019

349. In undertaking their impact assessment of the revised scheme on the strategic highway network, Highways England have accounted for both the development of the proposed stadium and the residential development Land West of Stonehouse which is currently under construction. As above, the already agreed highway improvements (including A419 Chipmans Platt roundabout, M5 slip improvements) have also been assessed within the modelling.
350. Highways England are satisfied that subject to a football event management plan being submitted as part of any reserved matters application to ensure that procedures and measures are put in place to minimise disruption, maintain safety and to ensure that there are sufficient facilities and working practises to effectively manage the situation within the site the proposals are satisfactory. This includes consideration at reserved matters stage of the internal layout and the potential and any mitigation if required to avoid generating a blockage to the A419 which could result in the queues back to the M5 junction.
351. Highways England are satisfied with the resubmission and that the modelling demonstrates that with the proposed mitigation and highway improvements results in the proposal not generate a severe impact on the strategic road network (SRN). Therefore, Highways England have no objection subject conditions.

B4008 Standish

352. B4008 which runs north from Stonehouse, through Standish towards Hardwicke and Gloucester. With the improvements proposed to M5 J13 and the A419 corridor it is unlikely a significant amount of traffic would divert and seek to use the B4008. The applicant's highways consultant has outlined that a full capacity FGRFC match is predicted to result in a maximum increase of 82 vehicles on the B4008 within Stonehouse on a Saturday afternoon after the game. The majority of this traffic is expected to originate within Stonehouse, with very little impact on the B4008 past Standish. The benefits of junction and roundabout improvements and the proposed dualling will remain as a positive to the local network.

Laybys

353. The introduction of the new signalised access along with the proposed duelling of the A419 as described above will result in the removal of the two existing laybys. These laybys are considered by the Highway Authority to be of importance, a well used facility along a freight route where the Local Transport Plan supports such provision along such routes.
354. The applicants have proposed replacement layby facilities on the West side of the M5, between Junction 13 and the A38 roundabout. This includes enlarging the existing layby and providing a new layby on the opposite side of the road. The size of these new facilities has been based on layby surveys to ensure that it is capable of accommodating the demand. The constraints of the existing highway layout and the limited width of the highway land have resulted in the design not meeting all the design standards. However, as the facilities are similar to the standard of the existing laybys east of the M5 junction and a Road Safety Audit has been carried out, GCC Highways are satisfied that the proposed replacement laybys facilities are acceptable.



Development Control Committee Schedule 18/12/2019

Traffic Impact Summary

355. GCC Highways have considered the modelled predicted impacts on the non strategic network. To provide a robust assessment based upon realistic scenarios, the impact of the proposed development has been assessed in the Saturday arrivals, Saturday departures, and Tuesday arrivals peaks. These scenarios are outside of typical network peaks. The development will add negligible traffic to the network during typical network peaks. The impact assessed is for a full 5,000 capacity event but it is noted that events will only occur circa thirty times per year, and not all will be at full capacity.
356. There will be increases in congestion for some arms of the junctions assessed. The traffic modelling does indicate that journey times on the A419 corridor between the A38 and Horsetrough roundabout could increase by up to around 1 minute 26 seconds during Saturday match arrival and departure periods any only 44 seconds during weekday evening match arrivals. However, these impacts are not considered to fall into the severe category which would represent sufficient grounds for an arguable case to be made for a refusal of the application on highway impact grounds.
357. The impact on the strategic network is considered by Highways England to be acceptable and insufficient to merit a recommendation for refusal. Without such a recommendation, a refusal on highway grounds based on the impact of the scheme on the M5 junction 13 would be difficult to argue.
358. The Highway Authority cogently point out that 'fans' travelling to matches are used to some congestion occurring, a matter common to the vast number of grounds for football league clubs in the country. These events are well advertised and other road users have the opportunity to make their trips outside these sporadic events.
359. The impacts at match days should also be considered in the context of the mitigation measures proposed which will for periods outside match days mark a significant improvement in capacity on the A419 for example between the M5 and Chipmans Platt.
360. The relocation of the stadium from the New Lawn will also produce significant improvements in highway capacity and residential amenity at Forest Green.

Road Safety

361. GCC Highways have considered the personal injury collisions data submitted for the A419 corridor, Grove Lane and Junction 13 to ascertain whether the corridor is a particular accident 'hot spot'. For the five year study period there were no recorded collisions along the A419 site frontage. Elsewhere on the corridor there were six collisions resulting in serious injury. However, the Highway Authority notes that a study of these occurrences does not highlight failures of the existing road layout or design, but were user error. The overall collision rate when assessed against the national average is below national average. The Highway Authority on this issue considers that *'The available evidence demonstrates that there is no existing road safety issue that precludes development of the site'*.

Parking provision

362. The indicative material submitted as part of the proposal shows 1700 car parking spaces compared to the onsite parking at the New Lawn of just 150 cars. The car parking deficit at the New Lawn stadium results on match days in considerable traffic congestion in the neighbouring residential area. The proposed new stadium will remove this problematical issue. The County Highway Authority acknowledge that 'there are clear constraints to the vehicular accessibility of the current stadium with a local road network which is not designed to accommodate high volumes of traffic' with a licensed capacity of 5000.



Development Control Committee Schedule 18/12/2019

363. GCC Highway considers based upon trip generation rates that demand will be some 1694 spaces. This represents a worst case scenario of a full stadium (at 5000 capacity). The level of parking shown for illustrative purposes is 1700 spaces which GCC consider provides the right balance between over provision and the likelihood of over-spill parking occurring on nearby roads as is the case with the current stadium to the detriment of residents. A phased and managed approach to the parking is proposed with the core parking being provided and overflow parking only implemented following a review of the need. This will reflect the average attendance and the positive impacts and promotions of the match day public transport arrangements outlined below. The provision for electric vehicle charging has also been put forward and can be required via condition.

364. The number of car parking spaces was arrived at by the applicants utilising the following assumptions which are supported by the GCC Highway:

16% supporters (home and away) travel by bus or coach

4% home supporters walk or cycle

80% supporters travel by car

10% cars are lifts or taxis, so do not park

Car occupancy is 2.2, based on observations at the New Lawn

These assumptions produce a total of 1694 spaces which the applicant rounded up to 1700.

Details of a car park management plan will be required to be produced prior to first use of the stadium.

Sustainable transport modes

365. The proposal also seeks to encourage the take up of opportunities for sustainable modes of travel where reasonable. This is supported by both national guidance and as part of the adopted development plan policies which aimed at improving sustainable transport links.

Bus and public transport provision and covered cycle storage with 100 spaces have been outlined. A travel plan to maximise opportunity is proposed and controlled via condition.

Walking and Cycling

366. The revised scheme proposes to provide links to routes for pedestrians and cyclists from Stroud, Stonehouse and the surrounding area.

The proposed works for pedestrians and cyclists comprise:

- The creation of a new footway/cycleway to the south of the A419 carriageway, connecting to Chipmans Platt, the southern part of Stonehouse and the canal towpath.
- Pedestrian crossing of the A419 within the traffic controlled junction serving as the main access.
- Pedestrian and cycle access from Grove Lane including additional footway and crossing points.
- Cycle parking with easy access to the Stadium
- Vehicle free area adjacent to the stadium during matches
- Dropped kerbs and tactile paving at appropriate locations throughout the stadium site.

In addition for cyclists the submitted proposals comprise works to enhance National Cycle Route 45. In the vicinity of the site this route runs along Grove Lane to the north, and to the south of Chipmans Platt along the canal/A419/railway corridor. This offers a route for both pedestrians and cyclists to Stonehouse, Stroud and beyond which largely does not utilise the A419 or other roads.

The submitted proposal comprises a series of off site improvements to this route comprising:



Development Control Committee Schedule 18/12/2019

- Resurfacing and/or repairing a number of sections.
- Directing water away from the route.
- Removing encroaching vegetation.
- Replacing offset barriers with bollards, which benefit cyclists.
- Renewing markings and providing additional signage.

The above pedestrian and cycling works can be delivered by a pre-commencement condition.

367. The Highway Authority support the proposals for enhancement of cycling and pedestrian facilities commenting that the proposed development has taken up the opportunity for enhancement of existing facilities where reasonable to do so and marks a substantial improvement on the clubs present stadium where topography militates against cycling and walking for some groups.

368. The internal layout has been reserved for future consideration. This will include the route of the two public footpaths that cross the site. With the parkland setting and green infrastructure these routes can be integrated into and retained within a proposed layout. For safety reasons during the construction phase, footpaths may have to be temporary closed. The applicant would need to address this with the PROW team at GCC beforehand. An increased use of the footpath is likely but the majority of the impact is limited to match days.

Non Match Informal Park & Ride

369. During the previous application, the applicant has discussed positively the opportunity of using some of the parking at the stadium on non match days. However, this has not come forward as a formal commitment and part of the proposal.

370. Stagecoach, the local bus provider supports the concept and considers there is potential to utilise this opportunity using the Service 66 which, with the completion of the spine road through Land West of Stonehouse (Great Oldbury) can connect the stadium site via the Grove Lane access, to Stroud, Stonehouse and Gloucester with a half hourly service. Similarly, Service 61 between Stroud, Stonehouse and Dursley can stop within the stadium area and provide a service with a 20 minute frequency.

371. Such a service would not be expected to attract additional traffic on the A419 corridor, the aim being to attract drivers who wished to go to Stonehouse, Stroud, Gloucester or Dursley, in particular their railway stations to utilise an area where there is parking rather than having to search for restricted on-street parking or utilise existing car parks with very restricted capacity.

372. The bus company also indicated that in the longer term there is potential for the site to act as a stop on long distance coach services a move that Officers support.

373. It is considered by Officers that this could be an opportunity to provide significant sustainable gain. Whilst this is currently not part of the submitted proposal and can therefore not be given weight, it could be an option considered in the future.

Match day arrangements

374. The applicant has undertaken considerable work to produce an attractive match day public transport offering in addition to the normal arrangements of scheduled service routes outlined in the previous section. The proposals put forward by the applicant are, like the normal day proposals supported by the bus company Stagecoach who have confirmed their support by letter.



Development Control Committee Schedule 18/12/2019

375. The site proposals incorporate a dedicated bus/coach entrance. Within the site there are indicative details which propose dedicated parking for public buses/vehicles, sited conveniently for fans to use.
376. The bus only access will enable buses to enter the site without joining car traffic at the principal access point on the A419. At the end of a match, three buses can wait within dedicated bays for the return journey to Stonehouse, Stroud and Nailsworth. These buses will leave the site before any private vehicles are released making the use of this service very advantageous to fans. The adoption of these proposals will also provide a considerable advantage to the town centres of Stonehouse, Stroud and Nailsworth by boosting their economies with fans and their families who will no doubt take advantage of the food and beverage retailing offers in those centres and for Saturday afternoon matches the retail offer before and after matches.
377. To encourage this switch of mode the applicants are proposing to set the price point for the match day bus tickets to less than the intended car parking charge (currently £7) for a family travelling to the match. Applicants for match tickets on line will be given the opportunity to purchase these match day transportation tickets at the time of booking.
378. The bus company have confirmed that as demand for this service increases they are able to supply additional buses at short notice. In addition the club has proposed that both at pick up points and setting down at the stadium stewards will be on hand to ensure an orderly arrangement. The applicants and Stagecoach have identified potential pick up points. There is also potential that if these arrangements prove popular for them to be expanded, with some expectation that the amount of parking at the stadium in the future could be reduced.
379. Information on bus services for each match, including connections with trains and buses from outlying areas will be provided through the FGR website. Stagecoach also has a phone 'App' which provides real time information which will be publicised on the FGR website.
380. The details of these arrangements have to be fully worked out and provision for the delivery will be enshrined as part of the S106 or appropriately worded condition, which can also build in some flexibility about pick up and set down points, charges and supply of seats etc.

Conclusion on Highway/sustainable transport issue

381. Officers of SDC and the Highway Authority consider that the proposals for match day and non match day transport arrangements are sustainable and together with the proposals set out in the outline travel plan offer considerable sustainable advantages over the current arrangements at the New Lawns, Nailsworth site.
382. The changes to the cycling and pedestrian facilities in the area facilitated by the proposals contribute meaningfully to local facilities and are considered to be a positive aspect of the application.
383. It is the Officers considered view that the arrangements contained within the proposal for highway changes and public transport provision, subject to control by suggested planning conditions and S106, have the effect of making the submitted scheme a sustainable location in terms of Development Plan policies and the NPPF.
384. The highway changes to provide access and the impact of the proposed land use on the existing road network, including public safety have been rigorously tested and it is the Officer's view that there is insufficient evidence to support any recommendation on this issue other than for approval.



Development Control Committee Schedule 18/12/2019

ECOLOGY

385. The Government's approach to biodiversity dates back to the June 2011 White Paper 'The Natural Choice - Securing the Value of Nature', which heralded a mission to promote biodiversity. This led to the publication of Biodiversity 2020. One of the key aims is to: 'guide development to the best locations, encourage greener design and enable development to enhance natural networks'. It also seeks the planning system to retain the protection and improvement of the natural environment as a core objective.
386. This is confirmed in the NPPF paragraph 175 where in the first instance the preference is the avoidance of harm through site selection. Loss or deterioration of irreplaceable habitat should be refused unless there are wholly exceptional reasons and suitable compensation is provided. Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
387. Section 40 of the Natural Environment and Rural Communities Act 2006, 'places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity.' A key purpose of this duty is to embed consideration of biodiversity as an integral part of policy and decision making throughout the public sector, which should be seeking to make a significant contribution to the achievement of the commitments made by government in its Biodiversity 2020 strategy.
388. The NPPG advises Local Planning Authorities 'should consider the opportunities that individual development proposals may provide to enhance biodiversity and contribute to wildlife and habitat connectivity in the wider area.' The NPPG continues; 'Biodiversity enhancement in and around development should be led by a local understanding of ecological networks, and should seek to include; habitat restoration, re-creation and expansion; improved links between existing sites; buffering of existing important sites; new biodiversity features within development and securing management for long term enhancement.'
389. Nationally protected species are safeguarded under the Wildlife and Countryside Act 1981. The Conservation of Habitats and Species Regulations 2017 safeguards European Protected Species and internationally designated habitats, it requires Local Planning Authorities to exercise their functions (including the determination of planning applications) so as to secure compliance with the requirements of the relevant Directives.
390. Local Plan Policy ES6 (Providing for biodiversity and geodiversity) continues this approach being divided into three parts. The first refers to the protection of sites of European importance, like the Severn Estuary SPA, SAC and Ramsar and Rodborough Common SAC. Nationally important sites, SSSIs, are highlighted for protection too, unless development is in the national interest. Local Key Wildlife Sites are also afforded protection unless the benefits outweigh the ecological value or compensatory measures are provided. The second part requires all new development to conserve and enhance the natural environment. It stresses the importance of considering wildlife movement. A precautionary approach should be taken with development and if warranted compensatory measures are provided. The third part of the policy highlights the need to respect protected species. The value of biodiversity to the Landscape Character is also reflected in Local Plan Policy ES7.
391. The Gloucestershire Local Nature Partnership looks at the strategic value of habitats, which are mapped where they are particularly worthy of retention, on the Gloucestershire Nature Map. The Frome river corridor is highlighted as important 'wet grassland'.



Development Control Committee Schedule 18/12/2019

The Eastington NDP Policies EP2, EP4 and EP4 promote biodiversity.

392. Extensive surveys have been ongoing on the application site and surrounding area since 2015 to identify protected species and their habitats and the ecological baseline. In addition to the ecological mitigation and enhancements outlined in Chapter 8 of the submitted revised ES, an indicative Green Infrastructure plan and Further Nature Conservation Enhancements on land West of M5 a Nature Conservation Area has also been submitted. The aim is to enhance the biodiversity of the site and increase ecological connectivity with the wider area reducing habitat fragmentation.
393. Nearby sites designated for ecology and nature conservation have been identified. These include international designated sites, the Severn Estuary SPA, SAC and Ramsar and Rodborough Common SAC within 5/6km of the site and the Cotswold Beech Woods SAC is just over 10km away. Nationally important sites (SSSIs) including Rodborough Common, Frampton Pools, Selsley Common, Minchinhampton Common. 18 nearby Key Wildlife Sites and Conservation Road Verges including along the A419 are also noted. With these sites identified and the distance, separation and nature of the use not adding additional recreational pressure or resulting in direct habitat loss, the effects are not considered to be significant. However, a precautionary approach has been taken and mitigation outlined below.
394. The River Frome is located 400m away with the A419 between the proposed development footprint and the river. There is one permanently flowing water course, the Selbrook, in the North West corner of the site.
395. The majority of the site is grassland mostly 'agriculturally improved species poor' with small areas of semi-improved grassland. These are surrounded and divided by mature hedgerows made up of a mixed indigenous species. These are considered important due to species richness under the criteria listed in the 1997 Hedgerow Regulations. Furthermore they are also important for a range of species e.g. foraging of bats, birds and invertebrates. To address the loss of grassland areas the landscaping will use native local provenance grassland wild flower meadow on the areas of the site.
396. In the indicative layout, the stadium has been sited to minimise hedgerow loss. There are currently 3,200m of hedgerows, of which 1,900m will be retained. The majority of the remainder will be translocated elsewhere on the site. These will be supplemented with other species to expand their length to 5,000m. Thereafter a management regime should maintain them at an appropriate height and thickness. The site entrance has also been located to avoid significant tree loss, but does result in one mature ash being lost. An oak and hawthorn tree will also be lost in the construction of the car park. However, significant tree planting has been indicated with appropriate native species such as oak, field maple, lime, ash being used to create a parkland setting. This includes orchards which are priority habitat in both in Gloucestershire and nationally and would further provide enhanced biodiversity once they develop. This is also a traditional land use as encouraged by NDP Policy APE2. These continue on from a historic orchard which is evidenced in the adjacent residential properties.
397. Reptiles (slow worms and grass snakes) will be translocated and a hibernacula and enhanced reptile habitat will be provided post development which will provide extra hibernation opportunities to enhance the population on site following construction. The proposed ponds will provide Great Crest Newts and other amphibian habitat opportunities but also be an integrated part of the sustainable drainage scheme (SuDS). Appropriate management of the landscaping



Development Control Committee Schedule 18/12/2019

will be required to provide benefits for reptiles and amphibians including the lower hedge ground flora. Various bird boxes have also been outlined.

398.No bat roosts were identified; however, a further bat survey will be required to be undertaken on the trees that are proposed to be removed. The surveys did indicate that there is a significant movement of a variety of species across the site. To mitigate this, the scheme seeks to avoid the majority of the mature trees with hedgerows being translocated or replaced. Lighting is another main threat to bats. Lighting is not proposed for the training pitches, but will be used for the stadium and potentially the car park, footpaths and roads. As winter is hibernation time, the most likely conflict with the use will be during spring and autumn nights. A bat corridor along the bund to the north of the site is proposed with double densely planted hedges which facilitates low flying. This can be sited appropriately to work with the ponds, trees and species rich grassland. The orchards to the north also complement this pattern of movement for birds and bats with the parkland setting provide opportunity for foraging. The A419 and Canal corridors are also maintained. Bat boxes and night roosts have also been outlined.

Two badger setts have been identified and therefore badger mitigation is also outlined.

399.The roadside verge south of the A419 will be translocated along with the hedgerow to allow space for the duelling. This is part of a Conservation Road Verge and will be enhanced in its new location. It will take between 3-5 years for the hedge to recover, however providing the translocation is successful it will establish quicker than a new replacement hedge and provides greater diversity and continuity with the existing hedge habitat.

400.Further land is dedicated to nature conservation with 4.6ha of land to the west of the M5 now proposed as part of the revised scheme to be actively managed as a nature conservation area. This is proposed to be managing as floodplain grassland/wet woodland. Indicative tree planting including an orchard area, enhanced hedgerows planting and bat enhancements have also been identified.

401.During consideration of one of the nearby reserved matters applications for Land West of Stonehouse, Members were particularly interested in the proposed Bluebell mitigation. The proposed hedgerow translocation will address this issue on this proposal with any blubs in the hedgerow likely to be moved along with the large hedge species. The remnant woodland area will be managed to remove scrub and allow ground flora like native Bluebells to regenerate.

402.Implementation of the ecological enhancements along with post development monitoring and management has been proposed and can be controlled via condition. This includes the various specific method statements for various ecological elements. Interpretation boards to explain the mitigation and enhancements have also been suggested and are encouraged to educate and inform visitors. The lighting scheme for the site also needs to consider ecological implementation and this is also controlled via condition.

403.The surface water drainage proposes surface attenuation ponds which will be integrated into and have multiple benefits for biodiversity and the landscape. This will be covered by the recommended drainage conditions. All the training pitches are envisaged to have internal watering and drainage to avoid potential contamination of the Frome.



Development Control Committee Schedule 18/12/2019

404. Temporary disturbance and/or loss of breeding habitat are possible during construction phase but the construction environmental management plan (CEMP) and various ecological method statements will help mitigate the impact on local wildlife. This will include but not limited to avoid silt in watercourse, control of lighting, hedge translocation and the protection of reptiles and Badgers etc.

405. The proposal also needs to be considered accumulatively with the Land West of Stonehouse development and the canal restoration. The former is balanced with development offset by its own mitigation and dedicated open spaces and tree planting. There is some gap between the built parts of this proposal, giving scope for boundary buffer planting. The canal restoration will create a new ecosystem. Foraging, movement and habitat will be enabled. It will be an opportunity to help this site with additional landscaping and wildlife corridors being continued and enhanced.

The Council's Biodiversity Officer welcomes the habitat enhancements and considers that proposals have the potential to significantly improve the site for wildlife in the longer term.

Summary

406. The species and habitats have been surveyed, using the appropriate methodology and seasonality, not just on the application site but also the surroundings. Adjacent designations have been considered in terms of the contribution, or not, the site makes to their particular species. The biggest challenge to biodiversity is perhaps during construction. Pollution, noise, movement/disturbance will all have to be managed ecologically, in the right season and in the right methodology. A condition is warranted to oversee this process. The biggest effects are the loss of vegetation and some grassland. In particular this will impair the movement of wildlife across the site and potential foraging. Various mitigation measures are proposed on the site itself. The new trees, hedges, grassland, ponds, orchards, will all have to be managed to contribute to the best practical ecological standards. The effects are greatest in the short term, particularly the loss of habitat and the breeding opportunities, which could have knock on effects of the ecosystem for a while thereafter. Such an impact is significantly adverse in the short term eventually becoming neutral in the longer term. This needs to be weighed up in the planning balance.

TREES

407. As addressed above the existing site is made up agricultural fields which are surrounded by hedgerows with the ecological implications also addressed in depth in the ecology section of the report. Whilst limited the majority of the significant trees on site are located within these hedgerows which the indicative layout has sought to integrate as much a possible into the proposal.

408. The site entrance has been located to avoid/reduce tree loss; however, one mature ash will be lost. An oak and hawthorn trees will also be lost in the construction of the car park shown on the indicative layout.

409. The dualling of the A419 will result in the loss of 9 trees including some mature oaks. It is suggested that two along with the hedge could be translocated with details to be approved via the proposed conditions.

410. Whilst the proposal cannot retain all the existing trees and hedgerow, it is proposed that the scheme will provide a parkland setting with significant tree planting indicated on the Indicative Concept Masterplan (Dec 2018), green infrastructure parameter plan and supporting



Development Control Committee Schedule 18/12/2019

statements (e.g. Landscape and Ecology Report - Summary (Dec 2018)) surrounding the proposed stadium and further additional orchard planting. Whilst the final details have not yet been submitted specimen trees have been proposed with an indicative mix of native species like Silver Birch, English Oak, Wild Cherry, Field Maple and Hornbeam. The landscape strategy provide more detail and outlines the objectives of the planting with examples of the type of mix of planting. Further consideration during the detailed design phases regarding the appropriateness of particular trees in specific locations e.g. use in public realm and parking areas etc will be required.

411. The submitted tree and hedgerow balance plan (Dec 2017) indicates that approx. 500 new trees will be planted, approx. 1900m of existing hedgerow retained, approx 1300m of hedgerow translocated with approx 600m of new hedgerow proposed with a further approx 1200m hedge planting on the proposed bund.

The Council's Senior Arboriculture Officer has raised no objection subject to conditions. These include the landscaping details, tree protection and translocation.

HERITAGE

412. The Council has statutory obligations in respect of heritage assets. Section 66(1) of the Act requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, and in particular, listed buildings. Section 72 of the 1990 Planning (Listed Buildings and Conservation Areas) Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
413. The relevant section of the NPPF is contained within Chapter 16 which focuses on conserving and enhancing the historic environment. This seeks a positive strategy for the conservation and enjoyment of the historic environment. The significance of any heritage assets affected need to be determined and great weight should be given to the conservation of a designated heritage asset. The level of harm and justification also needs to be assessed with Paragraph 196 outlining that less than substantial harm should be weighted against the public benefits. Opportunities for new development within Conservation Areas and those that preserve the setting and make a positive contribution should be treated favourably.
414. Heritage is particularly considered by Local Plan Policy ES10 Valuing our historic environment and assets. This requires description of the heritage assets, its significance, its setting and to carry out an assessment of the impact of the proposal. Proposals will be supported where they conserve and where appropriate enhance the heritage significance and setting of the Districts heritage assets. ES10 requires that any harm or loss would require 'clear and convincing' justification. This provides a similar protection to that provided by the NPPF where the harm is less than substantial. Similarly NDP Policy EP4 seeks to respect the character, appearance and setting of the Listed buildings and the Conservation Area.
415. Historic England guidance including GPA 2 - Managing Significance, GPA3 - The Setting of Heritage Assets is also relevant along with The Industrial Heritage Conservation Area Management Proposals SPD (November 2008) and A Heritage Strategy for Stroud District SPA (2018). The application has been supported by the submission of a Heritage Assessment including geophysical survey and Evaluation trial trenching across the Redline Boundary of the site.



Development Control Committee Schedule 18/12/2019

416. The red line of the application falls partly within the Industrial Heritage Conservation Area (IHCA). This is located to the south of the parcel of the site to the south of the A419. This revised application does not locate any of the proposed development footprint within the defined conservation area.

417. With the development footprint not within the Conservation Area it is the impact on the setting which requires the greatest assessment. Given the rural and undulating nature of the surrounding land, the extent and buffer that represent the setting of the conservation area is debatable. The agent has outlined that setting comprises the surroundings in which a heritage asset is experienced, but also notes that parts of setting may or may not contribute to the significance of the heritage asset. The Historic England guidance on the setting of Heritage Assets GPA3 is also of use.

Conservation Area and its Setting

418. The Industrial Heritage Conservation Area (IHCA) was designated in 1987 and extended in 1989. It was conceived as a linear Conservation Area, following the valleys of the River Frome and the Nailsworth Stream. In addition to these watercourses, the course of the IHCA follows the various transport infrastructures, which developed over the 18th and 19th centuries including the Stroudwater Canals. These were the 'arteries' of the locality and represented a new era in the industrial basis of the Stroud Valleys.

419. The IHCA was designed to preserve not only the 'set pieces' of the significant mill sites, but also the infrastructure and the context of Stroud's industrial legacy. The form, the patterns of development and settlement, and the transport links embody the social, economic and cultural history. Therefore, the IHCA represents the preservation of more than just the buildings.

420. In November 2008, the Council adopted a Conservation Area Management Plan SPD. The document was produced in response to the particularly complex development pressures that the Industrial Heritage Conservation Area (in particular the canals corridor) is facing, and has been subject to for some years. The Management Plan provides policy guidance relating to the management of development within the IHCA, and lays out guidelines and procedures that developers are expected to follow during the submission of applications affecting the character, setting or historic interest of the Conservation Area.

421. The SPD provides an extensive Conservation Area character appraisal. This part of the IHCA is made up of the 'Fromebridge to Chipmans Platt' and 'Newtown and Chipmans Platt' character areas with the 'Meadow Mill, Eastington' character area immediately adjacent. This part of the IHCA has a mainly green character and setting and whilst there is canal related development these principally comprise of isolated structures like locks and the mill sites, which provide rhythmically punctuation along the Conservation Area's length. The importance of the green space to the rural character of this part of the Conservation Area has to be appreciated along with the visual setting it provides. An awareness of the sound and some visibility of the motorway and to some degree the A419 has to be acknowledged but the rural character of the area prevails.

422. With the stadium set away from the Conservation Area and with the A419 between, views from the IHCA to the development footprint of the application site are limited. However, there are still points within the IHCA, for example Westfield Bridge, where the development, including the upper parts of the 19.5m tall proposed wooden stadium, will be visible and form part of the experience of this northern section of the Conservation Area. It has to be acknowledged that this would be a change however it is not considered this would engender harm to the



Development Control Committee Schedule 18/12/2019

experience of the historic values within the Conservation Area. The green character and open undeveloped space adjacent to the canal would be retained and with the drop in gradient the canal features, locks, Westfield Bridge etc will still be perceived in their own right, distinctive from the application site.

423. The stadium would not appear particularly prominent in views and whilst it will be partly visible the potential outstanding design and high quality materials, now offered and controlled via the S106 and conditions, will be an attractive and a distinctive landmark. It is also not evident that the proposed scheme would interrupt any key views to or including significant wider features, for example church spires.
424. The extensive car parking has the potential to appear obtrusive as such colours and textures are generally out of place in the rural landscape. However, the retention of the boundary hedging and extensive new mixed planting should obscure much of the car parking and pitches. The additional information submitted in the landscape strategy and indicative landscape masterplan outline the design objectives and show how the car park can be broken up with landscape features and green surfacing to soften and improve the appearance. This includes examples to aid understanding showing other sensitive heritage locations like Longleat, National Trust Kingston Lacy and Stourhead where these techniques have been successfully implemented. The site may also be perceived as being adjacent to the A419 and the M5, which many could be interpreted as a barrier to the Conservation Area and preserves the very different context to the pastoral line of the (former) canal.
425. The landscaping and hedging does have the potential to soften and screen but the seasonal nature with structures being more evident during the winter when native deciduous vegetation have less cover is also appreciated. Views into the Conservation Area from the north are also not significantly affected. With the topography dropping down to the River Frome and intervening fields and hedging, the Conservation Area is currently not overly visible when viewed from the north including from Grove Lane. The M5 is an existing prominent feature that draws attention and whilst the proposed stadium will also be prominent in these views it will not detract from the experience of the Conservation Area as it is not seen within these views.
426. There is no significant cultural, evidential, historic or communal association between the development footprint and the IHCA. The site has had ongoing use as agricultural fields, originally part of an extensive holding stretching north and westwards from the application site. The canal was created with no significant relationship to the farming operation or their owners. The A419 also now forms a major physical division, due to its considerable width and seemingly perpetual stream of traffic.
427. Chipmans Platt and Meadow Mill are good examples of a 'Stroudwater enclave/mill', being fairly isolated in the countryside but with a strong connection to the canal in their history and function. The proposal would be set away from these enclaves and would not subsume or overly dominate them allowing their canal related historic context and settlement pattern to remain. The development will introduce some noise but this will be limited in occurrence and heard against the backdrop of the existing motorway and road noise. It is therefore felt that the sense of tranquillity and isolation, which is a part of their significance, is not impinged on to any significant extent.
428. Whilst the background of the M5 is noted, the water meadows and the fields to the south of the A419 are being retained, therefore, the experience of the naturalistic landscape and existing degree of tranquillity are maintained and the contribution that this part of the site



Development Control Committee Schedule 18/12/2019

makes to the distinctive character and appearance of the Industrial Heritage Conservation Area would not be lost. Retaining these fields in agricultural use does not need consent and whilst they are in the red line area the approved plans make it clear that this outline consent does not include this part of the site for built development i.e. no stadium or associated parking or other infrastructure etc. Additional clarity and control is provided by the use of a condition.

429. The Council's Conservation Officer and Historic England concur with the above assessment and whilst acknowledging the stadium will be visible have not raised objection or highlighted specific harm to the Conservation Area or its setting.

430. The site is identified with the Local Plan Review draft local plan (Site: PS20). This was informed by the Strategic Assessment of Land Availability (SALA) Review 2017, which did not identify any significant heritage constraints for this site (ref: EAS 007). Whilst this cannot be given significant weight it does provide useful contextual and background information which concurs with the above assessment.

431. It is therefore concluded that the proposal would not harm the architectural or historic significance of the IHCA, itself or through change to its setting.

Listed Buildings and their settings

432. A number of Listed buildings are located adjacent and/or near the site. These include Grove Farmhouse, Westend Farmhouse and Mulgrove along Grove Lane, Eastington Grange at Chipmans Platt, Eastington Park and the various buildings including the church at Churchend. There are further Listed buildings in the wider area including at Nupend and Nastend which have been detailed in the submitted assessment. The submitted heritage assessment outlines that the development proposals would not significantly harm the architectural or historical significance of any of these assets.

433. The Fromebridge, Meadow Mill, Nupend, Nastend and Churchend group of assets are set well away from the application site with vegetation and other development between, therefore the proposals would not harm their significance. The medieval settlement of Westend lies immediately adjacent to the northern boundary of the site and includes the Grade II listed Grove Farmhouse, the Westend Farm complex, and Mulgrove. The impact on these heritage assets was an area of Member concern on the previous application with the intervisibility with the adjacent listed buildings along Grove Lane. The reason for refusal outlined that the proposal would impair their rural setting and character.

434. Whilst the change of use of the fields to parking, and the stadium would be visible from certain angles and in glimpsed views, it is still considered that due to separation and lack of primary views, the immediate settings of Westend Farm and Mulgrove would not be unduly impacted and no harm would be done to their special interest.

435. Grove Farm would be more affected, being set nearest to the stadium. It is a handsome building, very typical of a Vale Farmhouse, and lies within a generous garden with surrounding paddocks and orchards. The primary elevation faces away from the stadium site, therefore there would be no unacceptable impact on views out from any of the principle rooms. Key views of the house could still be appreciated in isolation without the development intruding. Views of the stadium would be unavoidable on the approach to the house from the road; however there are sufficient garden grounds to allow the standalone quality of the building to still be appreciated on arrival. The additional landscape strategy also explains and helps to integrate the built elements of the scheme. It maintains as far as possible a natural backdrop



Development Control Committee Schedule 18/12/2019

with native and fruiting species being used. These will help filter views and providing some separation between the site and Grove Lane, mitigating some of the harm.

436. There is no doubt that the wider agricultural setting of Grove Farm would be directly impacted and this could be deemed to erode some of its significance as a former farmstead, so causing harm to its special interest; however, the harm is deemed to be less than substantial in terms of the Framework, therefore, as per paragraph 196, the harm should be weighed against the public benefits of the proposals.

Archaeology

437. The below ground remains of a Roman Villa (known as the 'Whitminster Villa') have been identified to the south of the A419. The Villa has been damaged by ploughing and robbing and whilst not of the highest quality and significance, it still may contribute to the understanding of the Roman period in the region. This asset is within the application site, however, with the stadium to the north side of the A419, no development footprint apart from ecological and highway mitigation is proposed South of the A419; consequently the impacts would be on the setting only.

438. There will be some views across the A419 even when the new planting is mature, but the M5 and other structures mean this is not an unadulterated landscape. There may well have been a historic connection between the Villa and the development footprint but that has been brutalised by the A419. Consequently the proposal would not be harmful. The County Archaeologist has raised no objection to this conclusion.

439. Roman field systems, important hedgerows and ridge and furrow earthworks also survive within the application site. Whilst the majority is near the Villa to the south these do extend to the north of the A419 and are affected by the development footprint. The proposal does involve the loss of some very long established hedgerows. Some of the hedges are historic and depict some of the cultivation patterns from the medieval period, perhaps as part of a manorial operation. Whilst it is a shame these will be affected they are of low heritage significance and they are not felt to be distinctive enough or particularly extensive to be significant. As suggested by the County Archaeologist it would be sufficient that these are recorded with a Written Scheme of Investigation being approved by condition.

Overall Heritage Balance

440. As noted above the scheme whilst visible from the IHCA it does not affect the special architectural or historic significance of the IHCA, itself or through change to its setting. The loss of the archaeological field system is of low significance and can be mitigated by further recording. The setting of nearby Grade II Listed farmhouses will experience a less than substantial level of harm.

441. Paragraph 196 of the NPPF states that harm which is less than substantial 'should be weighed against the public benefits of the proposal'. This heritage balance is applied before the wider planning balance is carried out.

442. The scheme will provide an economic benefit during both the construction phase and operation. This includes the investment to build a state-of-the-art stadium, the construction jobs and activity. The operational employment will be maintained with a slight increase compared to the existing at the New Lawn. The social benefits are hard to quantify but include the support of a local football club within the district, provision of high quality facilities with a landmark design and embedded sustainable technologies. Community access and sporting benefits are also



Development Control Committee Schedule 18/12/2019

provided. Environmental benefits include the ecological enhancements and positive landscape management. Network improvements provide benefits for walkers, cyclist and highway users beyond just users of the site.

443. The additional landscaping information along with the reassurance that the high quality design and public access will be provided add additional positive weight to this balance and addresses the previous concern and refusal reason.

It is considered that the less than substantial harm is outweighed by these benefits. Therefore, there is no significant heritage constraint to the development.

Canal Restoration

444. Policy ES11 seeks to encourage the restoration and functional improvements of the District's canals, protecting the route and character seeking reasonably related financial contributions towards related canal and towpath restoration or improvements. NDP Policy EP3 also supports the continued restoration of the canal.

445. As addressed above it is concluded that the scheme will not cause significant harm to the Conservation Area. It is therefore considered that a contribution towards the canal restoration could not be justified.

446. Whilst within the red line the historic route of the canal, located to the southern end of the parcel of land south of the A419 is not affected by the revised position of the built development which is all to the north of the A419. The proposed development therefore does not prevent the reconstruction or restoration of the uninterrupted route of this part of the canal, retaining the historic link between various parts of the IHCA along its length.

447. Positive and meaningful discussions can/have taken place between the applicant, the canal company and SDC's canal team to restore the canal route to allow passage by water and the Missing Mile, these are separate from the consideration of this planning application and should not be given weight in its determination.

Cumulative effects

448. The cumulative, in-combination effects on the heritage environment from other developments also have to be considered. These include Land West of Stonehouse, Westend and the Missing Mile. These developments are either small or relatively unconstrained in landscape and heritage terms. With the position and restricted/if any inter-visibility it is concluded that there is unlikely to be a greater harm on the nearby heritage assets including those greatest affect by the current proposal.

RESIDENTIAL AMENITY

449. Local Plan Policy CP1 (Presumption in favour of sustainable development) seeks to maintain the social and environmental conditions in the area. Further detail of this are provided in Policy ES3 (Maintaining quality of life within our Environmental Limits) which highlights the various impediments to amenity and seeks to prevent an unacceptable level of noise, general disturbance, smell, fumes, loss of light or sunlight, loss of privacy or an overbearing effect. Policy CP14 (High quality sustainable development) also does not support unacceptable levels of air, noise, water, and light or soil pollution.

NPPF Paragraphs 91 and 92 respect health and wellbeing, whilst paragraph 8 defines sustainability as having a social role.



Development Control Committee Schedule 18/12/2019

450. The SDC Residential Design Guide SPG advocates the full consideration of layout/design and the impact on local residents and outlines a guidance of 25m between facing windows in residential areas to address amenity issues.
451. During the previous application Members were concerned that the scheme would appear overbearing and cause general disturbance that would harm the amenities of the neighbouring residents along Grove Lane. This overbearing impact and general disturbance formed part of the refusal reason. Specific noise impacts were not a refusal reason and are addressed below.
452. The nearest residential properties are located along and bordering Grove Lane to the north of the site. Further properties and residential accommodation at William Morris House and nearby dwellings at Chipmans Platt are set further away from the indicative position of the proposed stadium towards the M5. The hotel and new properties to the east are also noted along with further residential properties at Nupend, Nastend and Churchend which are set slightly further away. With the gently undulating landscape there is potential for disturbance to carry. Similarly, the surrounding area is currently largely open with low level/sparse field boundaries, meaning nuisance has the potential to be perceptible. However, the M5 and A419 do generate significant background noise and are significant barriers/features within the landscape.
453. Potential issues are likely during the construction period. To ensure reasonable amenity during the construction phases, a Construction Environmental Management Plan (CEMP) condition is proposed. Such a condition is typical for major projects and will require the consideration of construction methods and their impact on local residents. This will include details on working hours to influence noise and disturbance from machinery including vibration from heavy plant. This can also ensure sufficient onsite construction compound and parking is provided for contractors.
454. Once in operation disturbance, noise and various nuisances could arise from car/vehicle parking, car/vehicle access, crowds, movement of people, noise from loud speaker/PA, any emergency vehicles, lighting glare, and lighting spillage. As with any new building privacy, loss of sunlight/daylight, shadowing and overbearing implications also need to be considered.
455. Whilst in outline the indicative layout shows the proposal sufficiently distanced from the edge of the application site so that privacy is unlikely to be significantly impaired. This will be considered at reserved matter stage and whilst the main purpose is to provide good views of the playing pitch any design will need to address any high level views out of the stadium. Similarly, the indicative layout shows the stadium distanced from the nearest dwellings to avoid significant overbearing or shadowing implications. Whilst the stadium will be visible the impact on available sunlight/daylight is unlikely to be materially significantly reduced.
456. The layout shows potential for significant new planting and with the landscaping bund these help increase distance and decrease the proximity to the nearest neighbours. The additional landscape strategy also addresses the overbearing issue. It provides more details on the landscaping approach, provides cross section detail of the bund and landscaping to outline how the various elements of landscaping will help filter views. The choice of planting also helps integrate the scheme, limiting the impact on local residents.



Development Control Committee Schedule 18/12/2019

457. The Environmental Health team have no objections and with a mixture of distance and intervening landscaping and planting it is considered that any significant impacts on local residents are mitigated. However, there will still be some amenity impact and whilst this should be limited it still has to be considered in the planning balance.
458. This current application seeks a stadium with a 5,000 capacity limit. It is also an occasional uses with restrictions on the nature and hours of use so residents will not be subjected to a permanent constant impact. The applicant has outlined that the design of the structure will be flexible to accommodate an increase in capacity to 10,000 in the future. A higher capacity or alternative more frequent use could potentially lead to a greater nuisance levels, and this impact would have to be re-considered in any subsequent planning application.
459. The Environmental Protection Manager has highlighted the potential for anti-social behaviour issues e.g. car stereos, littering, and donutting etc in the car park area, particularly in the late evening and overnight. This can be controlled via appropriate management of the car parking areas, robustly protecting them outside the permitted opening hours of the development.

ACOUSTIC IMPACT

460. In this revised application the stadium and the associated development is located to the northern side of the A419 and to the east of Junction 13 of the M5. The siting of the stadium is proposed to immediately adjoin that junction.
461. Great consideration has to be given to the impact on the residents and users of William Morris College. William Morris College is a long standing facility where adults suffering from severe autistic disorders receive care. It is well established that persons suffering from the severe forms of autism are susceptible to considerable stress when they are subjected to unexpected and unexplained noise events, such as cheers that emanate from sporting events, when for example a goal is scored or a player is sent off. Such stress results in disruptive behaviour and considerable stress to residents and potential risk to carers. This was demonstrated during the previous application where officers raised significant concern which resulted in the stadium being relocated and moved further away.
462. This resubmission with the stadium to the North of the A419 is accompanied by a detailed acoustic impact report as part of the suite of documents received. The effects of noise associated with the scheme as now proposed have been assessed by specialist acoustic consultants, Hoare Lea for the applicants, and presented within Chapter 15 of the revised submitted Environmental Statement, a stand-alone report submitted by Hoare Lea in December 2018, which responded to SDC's consultant's earlier concerns. An appendix to the report included a draft Noise Operational Management Plan.
463. The noise assessment was reviewed by our specialist acoustic consultants, WYG Environment Planning Transport Ltd. This included an assessment of the methodology used, consideration of the baseline data, predictions of noise-generating sources and the selection of sensitive properties likely to be affected by the development proposals as shown on the current revised matters layout. The assessment also included SDC's consultants meeting with the applicant's acoustic consultants and considering the consultation responses from agents acting for William Morris College. The agents for William Morris College submitted further material setting out their continued objection to the proposal.



Development Control Committee Schedule 18/12/2019

464. In addition to submission of all the previous noise reports this revised application also includes an addendum to the noise report. This seeks to address the noise concerns raised at the previous committee meeting. The addendum considers the effects having removed the screening provided by structures within the grounds of William Morris College that have not yet been built as well as extending the noise level predictions to include properties at Great Oldbury and Eastington Village.
465. As with the previous application, Officers have sought the expert advice of an independent Noise consultant WYG to review the noise assessment, including the previous clarifications and the additional addendum. The updated assessment shows that noise levels associated with the scheme are predicted to be no greater than at previously assessed locations. The removal of the consented William Morris College buildings also has negligible effects within the computer noise model. The impact on Eastington Village would be below the existing background levels and the impact on Great Oldbury dwellings would be less than the nearby properties already assessed.
466. The Parish Council have raised concern about the noise levels and commissioned their own noise monitoring to establish the current noise levels. Whilst they have withdrawn their offer to share this data to allow our noise consultant to assess the impact on these new locations, we are satisfied that the data used in the report still provides a representative and robust assessment. This includes beyond the previous outlined areas. The noise mitigation once development would also have positive impacts on the noise levels for these other highlighted locations.
467. The NPPF requires development to 'mitigate and reduce to a minimum' the potential adverse effects relating to noise and the development is required to provide suitable mitigation before its completion. As outlined previously the proposal does not require local residents or William Morris College to close their windows. The specific mitigation measures have not been specified, with the conditions seeking instead to control the resultant noise levels. Therefore, as the scheme goes forward, it would be for the applicant to outline their proposed mitigation measures and demonstrate that these will result in an acceptable noise level that does not exceed the level outlined. This mitigation is controlled via the proposed conditions for both the construction and operational phases.
468. The principle sources of noise associated with the scheme are related to the construction phase, operational noise associated with sports events (including the potential for crowd noise, amplified speech and music), as well as road traffic noise. A number of noise-sensitive properties have been identified surrounding the development site including existing residential properties at Westend, and Chipmans Platt, as well as William Morris College.
469. Throughout the consultation process of the previous application, a number of clarifications have been sought regarding the use of William Morris College, and additional baseline monitoring has been undertaken to inform the noise assessment process. An additional representation dated 18th January 2019 has been received on behalf of William Morris College which identifies that residents of the College are considered to be highly sensitive to sudden changes in noise levels.



Development Control Committee Schedule 18/12/2019

470. Whilst there has been some discussion with our consultant, it is understood that external areas to the north of William Morris College are not routinely used as amenity space by students at the college, this being a car park area and used to access workshop buildings on the site. As such the key considerations with respect to operational noise are the effects of noise within internal spaces of the College that face the proposed scheme.
471. Therefore, whilst this application presents a more favourable indicative layout and design, a number of controls remain required to control noise associated with the scheme at existing residential properties, as well as a William Morris College with respect to construction noise and vibration, building services plant, operational noise from sports events and amplified speech and music. It is expected that these controls will also protect the external areas of the College to the south.
472. The car parking and manoeuvring will inevitably generate some noise. Similarly disturbance will arise from traffic access on the A419. However, the most effected areas are away from nearby dwellings. Also the perception is often exacerbated by movements being visible. There will also be some general disturbance from the noise of those outside the stadium whether going in/out or milling around. The proposed landscaping should give some help towards easing the perception of disturbance and this is considered to be not overly significant at the adjacent dwellings.
473. Core Policy CP14 of the adopted Stroud District Local Plan requires that where there is a proposal for high quality sustainable development that the development shall produce no unacceptable levels of, inter alia, noise pollution should occur. In a similar fashion the adopted Eastington NDP, also requires that new development should respect the amenities of neighbouring properties (Policy EP4).
474. The Parish Council in their latest submission again questions the noise impact siting British Standard BS8233 and World Health Organisation guidance. British Standard S8233:2014 is based on the WHO guidance and states that it is desirable that the external ambient noise level for areas used for amenity purposes does not exceed 50 dB LAeq,T, with an upper guideline value of 55 dB LAeq,T which would be acceptable in noisier environments. With the site being adjacent to the M4 and A419, strategic transport routes the site does have a noisier background environment. External sound levels in the range of 55 dB LAeq,T during the daytime are noises that can be heard but do not cause any change in behaviour or attitude. These peak noise levels would occur only during very limited times during a match and the duration and low frequency of home games also has to be appreciated. Having assessed the noise report and noise addendum our acoustic consultant has confirmed that the recommended planning conditions will adequately control the noise impact and take into consideration the sensitive nature of William Morris College.
475. It is also relevant to note that the NPPF requires planning authorities to consider whether unacceptable development can be made acceptable through the use of conditions. In this case as outlined above, Officers advised by professionally technically qualified advisors are content that the suggested conditions together with restrictions of the use of the development to exclude music concerts etc are appropriate, proportional, enforceable and necessary (Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 Tests) so that the acoustic impact is, if appropriately controlled, policy compliant and effective in mitigating any significant harm to local residents. Whilst controlled via the conditions the level of additional noise and disturbance still should be applied in the planning balance.



Development Control Committee Schedule 18/12/2019

LIGHTING

476. Core Policy CP14 (High Quality Sustainable Development) seeks high quality developments and only supports development where it achieves no unacceptable level of lighting. Ecological and landscape policies are also relevant but are addressed elsewhere in the report.
477. With the existing rural location/setting, the existing use of the site provides no significant artificial lighting sources. The surrounding area does, however, provide some external sources of light including the adjacent motorway, William Morris House car park and the other nearby buildings with sky glow experienced predominantly from nearby settlements e.g. Stonehouse and Eastington. These are noted but generally the surrounding area is relatively dark and the proposed scheme will introduce light into an area that is generally an unlit environment.
478. With the outline nature of the application the detailed design of the lighting scheme has not yet been developed. Therefore, at this stage the principle of lighting has to be considered with the worst case environmental effect of the artificial lighting having to be assessed. The details of the lighting scheme for all areas of the site can be controlled via condition requiring the details to be submitted and approved. This would encourage discussion with the applicant to consider the design to mitigate any wider glare or unnecessary lighting. This also allows a well-integrated lighting strategy to be developed as the detailed design develops. Modern LED lights provide a more directed output of light towards the required area and further control mechanisms can be considered and included in the light strategy eg dimmable lights, low level options, shielding/screening, active controls based on movement etc. and management of the site to deactivating lighting when not required.
479. A lighting assessment was undertaken by the applicant's lighting consultant for the original Eco-Park submission. This was reviewed by the Council's lighting consultant with an entirely new lighting impact assessment carried out and submitted. Whilst the revisions to the scheme have removed the employment element and relocated the stadium, the issues of lighting from the stadium and associated parking and highway works remain similar.
480. The illustrative design of the stadium, now controlled via S106 and the conditions, outlines that the provision for lighting of the main playing pitch will provide the possibility for lighting units/fittings to be integrated into the structure of the stadium, rather than the more traditional separate lighting towers. These are required to meet Football League 2 floodlight specifications to illuminate the playing surface.
481. With the indicative integrated design, the built structure of the stands would therefore help minimise the wider glare with limited direct views of the lights from outside the stadium with the enclosed nature of the lighting. The positioning and directing of the light fittings downwards also further reduces the possibility of light spillage.
482. From a lighting and sustainability point of view the stadium and other onsite lights have the potential to be controlled to allow different settings for different usage requirements, reducing the potential occasions that the full lighting is turned on. The illustrative design also shows potential to maximise natural light in other areas of the stadium design. The illustrated design anticipates the use of natural materials (timber) in the stadium structure and with the use of non-reflective, muted colours and textures and a parkland landscape setting will reduce the risk of reflection or glare from the built structure.



Development Control Committee Schedule 18/12/2019

483. The majority of the football fixtures take place during daytime at the weekend when lighting if required is unlikely to have an adverse impact. Mid-week and evening fixtures are more likely to require lighting. However, the number of occasions proposed is limited with the applicant considering currently only anticipating some six per season. The lighting scheme will also require the proposed hours of light to be submitted and approved.
484. Even with mitigation, positioning and directing of the lights etc sky glow will still be created with the reflection of light back from surfaces and the upward radiation of light. The greatest contributor to sky glow will be the proposed stadium. Whilst it is unlikely that this can be fully reduced in the detailed design, the primary method of mitigating the impact of sky glow is via the limits on the activity time period. When the stadium is not being used the main stadium lighting does not need to be turned on and the created sky glow will be reduced.
485. It has been outlined that recessed lighting behind the exterior face of the stadium structure will allow functional lighting of the exterior of the building. This is indicative but an architecture silhouette has shown on the submitted visualisations. There is no need for this to be illuminated all the time but specific details including a lighting curfew can be agreed via the lighting strategy.
486. It is not expected that lighting will be provided for the training pitches; this has been removed with the revised submission and the submitted details confirm that this is not currently proposed. The lighting strategy condition will retain control over any future plans when any additional impact of newly proposed lighting for these training pitches could be considered.
487. An indicative bund and landscaping has been shown to the north of the proposed stadium. This will be maintained as a dark corridor for use by light sensitive bats; similarly the area to the south of the A419 will remain undeveloped not affecting the canal ecological corridor. The detailed ecological implications along with the impact on the wider landscape setting are addressed in other sections of the report.
488. Car parks and footpath/public realm areas also have the potential for external lighting including streetlights and/or low level lighting to provide safe movement and access for crowds/users on match days/events.
489. Highway lighting is currently provided at the Chipmans Platt roundabout but it is also proposed to convert the current unlit single carriageway from the M5 to a dual carriageway as part of the development. It is anticipated that this will be lit but the details of this lighting have not yet been provided. The Local Highway Authority are able to add highway lighting without submitting a planning application and it is considered that any highway lighting columns will generally be a modern LED design which will direct light onto the road surface and be designed to reduce wider spillage.
490. The impact of lighting on the nearby neighbouring residents also has to be considered. The indicative layout shows the lit areas set away from the neighbours with the bund and dark corridor between the site and the nearest neighbours on Grove Lane. It is not anticipated that the scheme will lead to direct lighting of the wider area or neighbouring land with the detailed lighting design being addressed in the detailed lighting strategy which can mitigate any impact and direct light spillage. However, as outlined above the wider sky glow is unlikely to be further reduced and whilst it has to be acknowledged that it will have an impact and be evident to nearby residents, the harm is addressed by limiting the length and number of occasions the stadium is lit during hours of darkness. As outlined above, the impact of sky glow has to be weighted in the planning balance of the scheme.



Development Control Committee Schedule 18/12/2019

500. There is the potential for temporary lighting during the construction phase of the development. This has the potential to impact on local residents but will be limited to operational hours with the majority of the impact during the winter months. Whilst this is only for a temporary period during the construction phase and can be mitigated to a degree by the construction method statement, the locally significant impact does have to be acknowledged.

501. Lighting is a requirement of the scheme and whilst an appropriate detailed lighting strategy can be considered at a later date, the proposed stadium will still introduce lighting and sky glow into an area that is currently predominately dark in character. Mitigation can be integrated into the design but the impact of lighting and in particularly sky glow during evening matches does have to be considered in the planning balance.

AIR QUALITY AND DUST

502. The legislation and the standards emanating from statute are set out within the Environment Act 1995 including the National Air Quality Strategy, and subsequent regulations and standards. The European Directive 2008/50/EC contains standards for pollutants and are adopted in to English law via the various environmental protection legislation and air quality regulations. Planning Policy recognises that air quality is a material matter for consideration as part of the development management process. The NPPF at Para 170(e) considers that preventing unacceptable levels of air pollution emanating from new development and wherever possible to improve local environmental conditions should be sought. The adopted Stroud District Local Plan Policy ES5 Air Quality seeks to protect areas where there is poor air quality with Policies CP14 and ES3 protecting against unacceptable levels of smell, fumes and environmental pollution to water, land or air.

503. The EIA documents submitted at Chapter 13 considers the effects on air quality and the creation of dust of the revised scheme. Whilst the scheme is not located within or near a declared Air Quality Management Area, the submitted documents identify that during the construction phase the area may potentially be affected by fugitive dust emissions. The principle of appropriate mitigation measure has been proposed and will be required via a planning condition requiring a Dust Management Plan to be agreed and implemented as part of the construction phase.

504. In terms of the operational phase, the assessed effect on air quality of the use of the development is judged not to exceed the relevant air quality objectives. The development, when it becomes operational, will have a negligible effect on annual nitrogen dioxide at the modelled receptors.

505. The assessment considers that no operational phase mitigation is required but instead good practice enhancement measures, to reduce the effects of emissions on receptors such as design, will ensure that air quality effects are minimised. In addition the use of match day and non-match day travel plans will assist in this to influence modal split, together with the indicative landscaping being provided as part of the overall scheme.

506. However, the odour from cooking fumes that emanate either from the catering facilities at the stadium or from potential catering vans parked within the curtilage has the potential to cause detriment to nearby residential and institutional occupiers. To control this potential it is proposed to produce a planning condition which will control this matter with respect to the catering function within the stadium building. However, the control of burger style van emissions is beyond the control of planning as the stationing of such vehicles on private land, not parked for in excess of 28 days, constitutes a temporary use of land and falls outside planning control. In this situation environmental legalisation would be the enforcement regime.



Development Control Committee Schedule 18/12/2019

507. SDC's Environment Health team have not found reason to object to the scheme in terms of air quality, dust or odour.

CONTAMINATED LAND

508. Delivery Policy ES3 (Maintaining Quality of Life within our Environmental Limits) outlines that permission will not be granted to any development which would be likely to lead to an adverse effect on contaminated land where there is a risk to human health or the environment. Core Policy CP14 (High Quality Sustainable Development) also requires improvements to soil and water quality through the remediation of land contamination. Paragraphs 178-179 of the NPPF 2.1 (Feb 2109) also similarly outlines that planning decisions should ensure a site is suitable for its proposed use and take account of any risks arising from contamination.
509. A preliminary geo-environmental assessment (RSK Paul Walton Associates Ref: 660670 Rev02 dated 20th October 2015) has been submitted with the original submission back in 2016. This provided an initial review of the ground conditions and potential contaminative land uses on or near the site.
510. As the site has remained as undeveloped agricultural land sources of onsite contaminant are limited and the assessment concludes the risk is moderate/low. The main risk is from made up land including infill materials of the former canal to the south and filled historic ponds to the northeast. Other more limited onsite sources including any demolition materials associated with old structures and any fly-tipped material that may be present. With the rural location any off site sources of contamination are limited with distance to any industrial or commercial sites including the petrol filling station. The nearest landfill site is a sufficient distance away on the other side of the River Frome which provides a further mitigating barrier. The submitted assessment recommends further investigations of the infill material, intrusive site investigation and ground gas monitoring.
511. The Council's Senior Contaminated Land Officer has reviewed the submitted assessment and concurs with the recommendations of the report that the risks from the infill material need to be investigated further. Whilst the revised proposal has moved the built development to the north of the site, north of the A419, away from the filled canal route the need for further investigation is still required. The Senior Contaminated Land Officer is satisfied that this can be adequately dealt with via a condition which requires a scheme to deal with the risk associated with site contamination including the recommended site investigations and gas monitoring to be submitted and approved and work to be carried out and validated.

Subject to the above, the contamination and the remediation issue is considered acceptable.

DRAINAGE

512. Local Plan Policy ES4 Water resources, quality and flood risk seeks to management water quality and looks to guide development away from areas at flood risk and incorporate appropriate Sustainable Drainage measures (SuDS). This seeks to maximise opportunities to reduce flood risk and surface water runoff and also not increase flood risk elsewhere. This is guided by the District's Strategic Flood Risk Assessments (SFRA 1 and 2). This remains consistent with the latest revision of the NPPF (Feb 2019) at Paragraphs 163-165.



Development Control Committee Schedule 18/12/2019

513. Similarly, the NDP seeks to direct development away from the areas of highest flood risk. Policy EP2 seeks incorporation of SuDS and does not support developments within 8m of all watercourses.
514. The proposed developed footprint remains restricted to the area north of the A419 and east of the M5 motorway. This area is within the Environment Agency's Flood Zone 1 and therefore at low risk of fluvial flooding.
515. With the existing use as agriculture, the proposed scheme will increase the impermeable area and as such does have the potential of increase surface water runoff. The indicative details look to embed mitigation and propose sustainable drainage (SuDS) as part of the proposal. Whilst in outline form, indicative details have been provided in the drainage strategy within the ES and submitted FRA. These propose a mix of swales, infiltration basins and modular storage. New attenuation ponds are clearly shown on the indicative masterplan within the parkland setting of the site and provide both a drainage and ecological enhancement.
516. The drainage engineer at GCC as the LLFA has highlighted that the site is shown on the Risk of Flooding from Surface Water map as there is a risk of surface water build up behind the A419. The applicant states that there is a blocked culvert under the A419 although the location and connectivity of this is unknown. Any proposal to utilise this culvert would require confirmation of its condition and connectivity, adequate to drain the site efficiently.
517. The applicant maintains their proposal to infiltrate surface water (subject to satisfactory infiltration rates testing) although it should be noted that infiltration may be impeded in this area. However, further options to drain surface water include via controlled outlet to the water course (The Selbrook) on the western boundary of the site and the culvert identified by the applicant under the A419 would be possible. The site is of sufficient size to be able to accommodate ponds/storage of surface water on site to avoid an increase in flood risk elsewhere should need to attenuate a storm event.
518. The LLFA retains no objection to this outline application subject to the conditions requiring the details drainage scheme and its management and maintenance to be approved.
519. With the active management and increase surface drainage storage on site it is considered that with the integrated ecological benefits, the scheme will have a net drainage benefit, it will not be at greater risk of flooding and will not increase the risk elsewhere.
520. Mitigation during the construction phases to avoid uncontrolled sediment runoff and other construction related pollution can also be controlled via condition.

AGRICULTURAL LAND

521. Both national guidance and local planning policy seeks to encourage an effective use of land by guiding development away from the best and most versatile (BMV) agricultural land. Paragraph 170 of NPPF supported by Paragraph 024-25 of the NPPG seeks to protect valued soils and recognises the economic and other benefits of the best and most versatile agricultural land. Where development is necessary areas of poorer quality land should be used in preference to that of a higher quality.



Development Control Committee Schedule 18/12/2019

522. Agricultural land within Grades 1, 2 and subgrade 3a of the Agricultural Land Classification is considered the best and most versatile agricultural land. This is land which is most flexible, productive and efficient in response to inputs and can be best used to address future needs.
523. The agent has outlined that the Agricultural Land Classification shows the site as undifferentiated Grade 3. The Natural England Post 1988 ALC survey did not survey this specific site but the adjacent land is classified as subgrade 3b, 'moderate' quality agricultural land. The clay within the soil increases the proneness of water logging which limits the quality to 3b. It is also evident that the fields have only been used for glazing and hay cutting.
524. A proportion of the land within the application site will remain undeveloped with natural conservation area and agricultural land to the south of the A419 as well as the landscaping and open space/parkland setting. With the indicative proposed cross section the levels of the stadium and surrounding area will involve some excavation. With the size of the site and nature of the proposal there appears to be potential to reuse and retain as much as possible of the soil on site. The landscaped bund is expected to be around 10m wide at the base rising to 2m in height.
525. Whilst highlighting the issue of soil management Natural England have raised no objection. No detailed information relating to the soil management have been developed at this outline stage but a soil resource management plan can be required as part of the conditions. With the appropriate mitigation during the construction and management phases and the scheme not resulting in the loss of the highest quality agricultural land or a significant site area, the impact is not considered to be significant to warrant refusal.

THE RED LINE

526. The application site remains unaltered from the previous application. This includes land to the north of the A419 where the proposed stadium is outlined on the indicative plans, land to the south of the A419 where no development is proposed below the highway improvements works and land to the West of the M5 where only nature conservation is proposed.
527. Whilst a reduced red line has been discussed with the applicant it has not been submitted. No development below the A419 is clearly shown on the submitted master plan and on the other application details and drawings. Any reserved matters can be required to be in accordance with the approved plan with no development to the south of the A419. However, further clarification and control is provided by the addition of a further appropriately worded condition to control the use of this land.

PUBLIC SECTOR EQUALITY DUTY

528. Section 149 of the Equality Act 2010 sets out the Public Sector Equality Duty ('PSED'). Consideration of equality matters are a material consideration in planning matters and should be an integral part of a local authority's decision making.

The PSED requires public authorities to have "due regard" to:

- The need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the EqA 2010 (section 149(1)(a)).
- The need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it (section 149(1)(b)). This involves having due regard to the needs to:
 - remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it (section 149(4)); and



Development Control Committee Schedule 18/12/2019

- encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
529. Members are asked to note that due regard in this sense means that there must be real thought applied to the PSED.
530. With the outline nature of the application detail designs have not been submitted apart from the access arrangements, however, key parameters and indicative information has been provided.
531. The access arrangement provides an inclusive environment which seeks to maximise connectivity. The local topography allows for gentle slopes across the site with access arrangements not limited to steps. Good quality detailing of the public space will allow all users to have access to the main concourses area around the stadium and then easy access to move around the site to the other pitches and areas of the site. Provision for pedestrians within the access are also suitable for buggies/prams and wheelchairs. Cycle provision and bus connection facilities can be designed to accommodate all age groups. These provide benefit to all making a safer more controlled environment. Dedicated disabled parking bays have also been outlined.
532. The new stadium will also allow improvements in the provision compared to the existing ground with greater facilities available to cater for a greater number of spectators including those with disabilities. As a cultural/sporting venue the improved facilities will also have beneficial impacts compared to the restricted existing ground and will provide a new high quality facility for all spectators/visitors including those with protected characteristics. The applicant also outlines the need and benefit for the development to integrate the community at the club and will centralise operations and whilst the training pitches will primarily be for the men's 1st team it is anticipated that the women's and youth section will benefit from the centralise hub of the on-site facilities which is not currently possible at the existing ground.
533. The design and access statement outlines that the detailed design will consider automatic doors, flush floor levels/ step free circulation and slip resistant materials to facilitate wheelchairs and other users. The circulation space within the proposed stadium building will seek to remove unnecessary physical barriers allowing passing space with other users to the benefit of all.
534. The proposal has a low level of relevance or neutral direct impact on gender, sexual orientation, race or religion. Whilst no provision is made for differing groups or beliefs they are not excluded from the wider improvements and accessibility for all.
535. The scheme will provide additional employment opportunities. Whilst it is anticipated existing staff will have the option to transfer to the new location there would be a negative impact by moving out of Nailsworth e.g. reducing the walking option.
536. In relation to the application of the criterion of removing or minimising disadvantages this is relevant due to the concerns raised by William Morris College in relation to the impact of noise on its residents who suffer from severe autism.



Development Control Committee Schedule 18/12/2019

537. In terms of the approach that members should take, the High Court has set out the following general principles about complying with the due regard requirement as follows:
- There should be a proper analysis of all the relevant material and an appreciation of the duty to have due regard.
 - Regard should be had to the duty to have due regard before, and at the time, a particular [decision is made]. It should not be a "box-ticking" exercise but should instead be a process integrated in the decision-making process.
 - The duty is a continuing one.
 - The duty is non-delegable and will always remain the responsibility of the body subject to the duty.
 - The duty to have due regard should be exercised with rigour and an open mind.
 - The duty should be reconsidered if new information comes to light and adequate records should be kept of the consideration and decision-making processes undertaken in order to demonstrate that the equality duties have been undertaken conscientiously. If the relevant general equality duty is not mentioned, it does not mean that the duty has not been performed; however it is good practice to refer to the duty and any considerations under it to avoid future legal challenge.
538. There has been a clear application and consideration of the Public Sector Equality Duty throughout this application. Members will note that in the original application on the southern parcel of land the acoustic study submitted by the applicant's agents was judged by officers and specialist consultant to be insufficient to mitigate the impact on persons with a protected characteristic, which in this case is disability. The applicant was informed that the likelihood was that the application would be recommended for refusal on that basis. This was because of the impact on residents and users of William Morris House being identified as unacceptable. It is well established that persons suffering from the severe forms of autism are susceptible to considerable stress as a result of noise.
- This consideration continued with the revised scheme with the entire sports hub to the northern parcel of land.
539. Officers have considered the noise impact and any mitigation in the section entitled "Acoustic Impact" above. Officers, advised by professionally technically qualified advisors, have carefully taken into account all of the representations made by the planning consultants engaged by William Morris College. Based on the advice received, officers are content that the suggested conditions together with restrictions of the use of the development to exclude music concerts etc will be effective in mitigating any significant harm to local residents, and in particular, those with the protected characteristic of disability.
540. Members are advised that Officers have had due regard to the Council's Public Sector Equality Duty arising from the potential impact of this application on persons with protected characteristics and set out their conclusion for members in this report. The conclusion is that appropriate conditions will be sufficient to mitigate any disadvantage due to the impact of noise on the residents of William Morris College.
541. The mitigation and indicative design are not intend to give favourable treatment to any particular affected group but are required to make the scheme acceptable in planning term. These will be controlled via the conditions/reserved matters and in addition by Building Regulations.



Development Control Committee Schedule 18/12/2019

542. The management and operation of the stadium e.g. staff training, induction loops and personalised equipment will be the responsibility of the applicant. Similarly, the choice to remain solely a vegan food outlet would also be beyond the control of the planning system.

PLANNING OBLIGATIONS

543. A planning obligation may be required to control the impact of a development particularly in circumstances where the desired restrictions go beyond the scope of planning conditions. In accordance with Section 106 of the Town and Country Planning Act 1990, the local authority will enter into a legal agreement with the applicant (including anyone else who has a legal interest in the land) to secure planning obligations.

544. Paragraph 56 of the NPPF says local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Paragraph 56 advises obligations should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

These tests reflect Regulation 122 of the CIL Regulations.

545. The Council's Planning Obligations Supplementary Planning Document (SPD) sets out in principle what kinds of planning applications will require planning obligations and in broad terms how monies will be spent on projects related to the proposed development.

546. In addition to the controls outlined in the planning conditions the following Heads of Term for the legal agreement are proposed and have been agreed with the applicant:

The obligations are:

1. Travel plan/Match day transport public transport strategy to be submitted and agreed - this will include buses with pick up and drop off in Nailsworth, Stroud and Stonehouse.
A trial period to test demand for a bus from Cam & Dursley Station.
2. Closure of existing stadium
3. Employment and training policy/strategy including local sourcing of materials and labour where possible.
4. Stadium design
5. Public access agreement

547. These go beyond what was proposed during the previous application with additional match day transport provision, the stadium design and a public access agreement being included. Whilst work has started on the legal agreement for the appeal which could form the basis for parts of an agreement for this application, to avoid abortive legal costs the detailed drafting for this application will only commence if a positive resolution is made.

548. As noted during the previous application, the applicant has committed to source materials and labour from within the local area where possible. This has been offered as a clause within the legal agreement. Whilst this is a positive and can be encouraged for both the construction and operational phases the extent that this will be affective has not yet been demonstrated. Therefore whilst positive with the uncertainties this element should not be given significant weight.



Development Control Committee Schedule 18/12/2019

PLANNING BALANCE AND CONCLUSION

549. This revised application remains substantially the same as the previous scheme being for a stadium with associated uses like the practise pitches. However, the applicant has sought to address the refusal reasons by provided more information and details regarding the scheme.
550. These include an all-weather practise pitch with a community use agreement to improve the community access; more detail and clarify regarding the proposed landscape strategy has been provided to ground the building, break up the scheme and integrate it into the localised landscape character and mitigate the impact on Grove Lane and the nearby Listed buildings; similarly reassurance and control to implement the high quality design illustrated on the submitted documents has been offer with the design of the stadium within the legal agreement; an economic impact assessment of Nailsworth has been submitted to demonstrate the scheme will not have a significant adverse impact on the vitality and viability of the town; an improved match day transport offer is also part of the revised application, with buses extending from Nailsworth, Stroud and Stonehouse. A trail of a bus service from Cam and Dursley Station has also been included. Whilst not part of the refusal reason further noise information has also been submitted to address Members concerns during the previous meeting.
551. The revised application with the additional information remains contrary to Development Plan relating to development in the countryside outside settlement boundaries. With this acknowledged, consideration of the material considerations is needed and due regard to the planning balance is required.
552. The primary policy objection to the scheme is its location outside the defined settlement limits. Whilst the scheme is in a countryside location it is located between the large mixed use Local Plan allocation Land West of Stonehouse and the M5. This is not an isolated location and the indicative proposed design now controlled via condition and legal agreement and the improved landscaping strategy will help integrate the scheme into this surrounding landscape.
553. The scheme also seeks to provide significant sustainable benefits. These are embedded into the indicative building design and materials with its timber structure. The scheme also outlines the use of sustainable technologies and design making it energy efficient and low carbon both in its construction and operation.
554. In so far as highway matters are concerned, Highways England has no objections, subject to mitigation and GCC Highways have also raised no objection to the principle of the proposed access to the site subject to detail design discussions which can be conditioned. The scheme proposes duelling of this section of the A419 including improvements to the M5 J13 junction which provide wider benefits of increased capacity on non-match days including the majority of the weekday rush hour peaks. Off-site cycle and pedestrian connections and improvements are proposed along with a travel plan to encourage a modal shift to more sustainable modes of transport including match day buses from town centre locations. The zoned treatment of the parking also allows affective car park management so the scheme can strike the right balance between encouraging uptake of sustainable alternatives but also address the risk of overspill parking.



Development Control Committee Schedule 18/12/2019

555. A priority for buses is provided on site with space outlined for coaches and service buses along with a dedicated bus entrance from Grove Lane. Electric vehicle charging and cycle storage have all been addressed with a phased level of car parking spaces considered appropriate to effectively address the need but also provide aspiration to encourage sustainable travel.
556. The adoption of sustainable transport management measures and proposed mitigation will ensure that the impacts on the local and strategic highway network are further mitigated to the satisfaction of the responsible authorities. It can therefore overall be concluded that the proposed development can be satisfactorily accommodated on the transport network.
557. The NPPF requires sustainable development, and as part of this, development should aim to minimise adverse effects on the local environment, which includes neighbouring properties and local residents. The proposed development should not cause unacceptable harm to the amenity of the surrounding land and buildings, in relation to privacy, overshadowing, wind and microclimate. Given the indicative layout of the development, and the characteristics of the site's location in relation to the siting and proximity of surrounding development the proposed built form is on the whole not considered to be overbearing.
558. The proposed development, owing to its indicative scale and potential design, does have the potential to cause disruption and noise during the construction phase. A commensurate construction period will be required but it is noted that there is no proposed built form on the indicative layout in very close proximity to neighbouring properties, however, it will be important to that the site is managed both responsibly and sensitively. This can be achieved via an appropriate phasing of the work along with professional and considerate contractors. The use of appropriate construction management plans will also ensure that the impact during construction works are minimised.
559. The number of residential neighbours to the new stadium site is limited and the majority are sited at some distance from the facility and whilst there will be an impact, this can be greatly mitigated with the design of the new build scheme which is not possible at the New Lawn. The properties on Grove Lane will experience the greatest impact being the closest to the proposed site with a degree of disturbance. Their outlook will change but with the mitigation of the bund and landscaping the harm is reduced. The submitted landscape strategy provides more detail of the approach taken to provide additional reassurance how the details of the site will be treated. The proposed landscaping will be used to integrate the scheme, break up the built form and filter views. This specifically addresses this particular concern.
560. The special case of William Morris College is also appreciated. The re-positioning of the stadium to the north of the A419 does reduce the impact and whilst it will still have an effect this is not materially significant adverse with the mitigation required to meet the controls in the suggested planning conditions. The additional noise information assessed by our independent specialist noise consultant confirms this is still the case.
561. The lighting from the scheme will also have an impact, the primary source being the sky glow from the stadium itself. Whilst direct light spillage can be mitigated this sky glow is harder to control, however, the harm is limited by the low number of occasions the stadium will be used at night.



Development Control Committee Schedule 18/12/2019

562. The development would result in 'less than substantial harm' to the agricultural setting of the Grade II listed buildings. The historic field patterns will also be affected. However, it is considered that the public benefits including the newly proposed community use agreement outweigh the less than substantial harm to the heritage assets.
563. The scheme will also have biodiversity benefits. These include the mitigation of harm during the construction phases. Habitat improvement and creation at the stadium parcel of land north of the A419 and the nature conservation area to the west of the M5 is also proposed. This includes the landscaping with the parkland setting, the translocation and improving hedgerow, landscaped bund and orchard, pond features and tree planting. The appropriate ongoing management will also be of benefit.
564. The erection of the stadium will produce significant economic benefit, creating jobs and generating economic activity during the construction phase, in particular, local jobs and training where possible, secured via a suggested planning condition and the legal agreement.
565. The operational phase will also provide ongoing economic benefits both at the site and the surrounding area. The building of the dualled section of the A419 will, on non-match days increase road capacity in the area between Junction 13 of the M5 and Chipmans Platt and be of benefit to other road users reducing congestion and work time lost. The mitigation measures for cyclists and walkers again will benefit non-match day users of the local network.
566. The match day proposals for public transport will provide the stadium with a sustainable transport option and is a notable positive for the scheme. This has the potential over time to reduce the demand for parking on match days and the use of private vehicles as the arrangements for transport to and from the ground are likely, because of pricing policy, to prove popular to supporters offering a considerable financial advantage over the use of private vehicles parking at the stadium. The travel plan has flexibility to change overtime to remain relevant and up to date. The match day public transport arrangements suggested will also be likely to benefit the economies of Stonehouse, Stroud and Nailsworth. Picking up and dropping off points for fans in these town centres will be likely to generate trade both in retail sales and food and drink, which are not present at the club's present location, where retail and food outlets in the Forest Green area apart from within the New Lawn stadium are not readily available or accessible. The match day transport arrangements will also require more stewards than at the New Lawn, increasing employment.
567. The expansion of the food and beverage offer at the new stadium will have several positive economic benefits. Firstly it will increase the numbers of catering and allied staff employed over present New Lawn totals. Customers will be served more quickly adding to potential revenue. The expansion of the areas given over to sales will increase the volume of raw materials required. This will be of benefit to local suppliers as the applicants now have a policy to source not only labour but supplies, insofar as available, locally and the applicants have confirmed will continue.
568. The scheme will also generate non-economic benefits. The design of the proposal is such that it will produce a nationally recognised and unique structure, which has the potential to become a very well recognised icon for the District as a whole. With this being offered in the legal agreement greater reassurance and weight can be given to the design as part of the scheme. It is still very difficult to ascribe a monetary value for this benefit. The only similar type developments that can be considered analogous are stadiums in this country and abroad where the presence of the building attracts tourism in their own right. It is not



Development Control Committee Schedule 18/12/2019

unrealistic to see that once the stadium is built to the illustrative design it may be added, along with among others, the Cotswold Way, arts events and the Severn Estuary to the attractions of the District. The completed stadium with its utilisation of sustainable materials and sustainable building technology will also act as a model for future developments nationwide and potentially beyond. Potentially another source of boosting the Districts 'brand' recognition.

569. The proposed development will allow the club to enter a new era, with a purpose built stadium, with training facilities centrally located and presenting a 'modern image', encouraging staff and players alike to aim high. The proposal stadium will elevate the football ambitions to another level, increase the support base and has the potential to make FGR financially viable going forward. The new stadium has the potential to be a sustainable home for FGR into the future, allowing them to compete at a higher level and make progress on the pitch. This has the potential to some degree to encourage greater participation including the women's and youth sections of the club.
570. The strength of feelings for and against the move from Nailsworth and the new stadium are appreciated and Officers have considered all the planning merits and negatives of the scheme when coming to their recommendation. The history of the club is important and it is appreciated that for some Nailsworth will always be the spiritual home given the great matches/memories, community beginnings and the various ups and downs of the past. Whilst the football club originates in Nailsworth it has a district wider support base with evidenced large cluster of supporters in Stonehouse and Cainscross nearer and with easier access to the proposed site. The future of the club is the young players and supporters and the improved facilities and opportunities the proposal will provide. This can only be an asset to the wider area and the District.
571. The economic impact on Nailsworth has also been assessed and whilst there will be a potential net loss to Nailsworth Town, this will only be marginal in town centre terms. The loss of fans expenditure is not considered significant in comparison to the overall retail expenditure. This is outweighed by the potential gains to Nailsworth and Stroud district as a whole.
572. Extensive discussions have taken place with the applicant regarding the possible community engagement potential of the scheme. The engagement and work the football club already does including its youth education programme has to be acknowledged and the new stadium would be an opportunity to maximise this as the ambition of the club grows. A firm commitment has been made by the applicant for a community use agreement to allow access and use of the newly proposed all-weather training pitch. Provision of all-weather training facilities is a specific shortage in the area and along with the community engagement the proposal does provide community benefit which should be given positive weight.
573. Finally the benefit of the new stadium will be considerable on the residents in Forest Green who are presently adversely affected by the club with its increased popularity. In particular on match days when they have restricted access to their homes in addition to noise nuisance and general disturbance to the quiet enjoyment of their homes.



Development Control Committee Schedule 18/12/2019

Conclusion

574. The scheme provides significant benefits within the three-pronged sustainable development test in the NPPF (Paragraph 8):
1. Economic
The application produces considerable benefits to the local economy during the construction and operation including branding/tourism benefit. The vitality and viability of Nailsworth Town centre is not significantly adversely affected.
 2. Social
The proposed stadium will produce significant social benefits including providing a 21st Century home to a well-established football league club which is likely to add to its support and potential success and more generally add to the social cohesiveness in the District as well as encouraging increased interest and participation in football; The effect of the stadium will add to local road capacity on non-match days, positively encourage modal split changes on match days and to potentially to a degree on non-match days; Reduce the effects the existing stadium has on residential amenity in that area by reason of noise, air quality and congestion from traffic and not introduce significant effects at the new location.
 - 3 Environmental
The new stadium will constitute a state-of-the-art facility which incorporates low carbon technology which is adapted to deal with climate change challenges. Ecological enhancements including the nature conservation area, extensive planting and specific wildlife enhancements and management have also been proposed.
575. The analysis of the planning balance of this revised scheme demonstrates that there are still significant positive effects, economic, non-economic, sustainability and social and environmental benefits. However, Officers have also identified some negative effects including noise and impact on William Morris College and other local residents, lighting and sky glow, match day highway impact and the effects on the local landscape and heritage assets.
576. In considering the weight to be applied to the above benefits, Officers have placed considerable weight on the deliverability of those positive effects. This revised scheme does assist in this regard with more details in the landscape strategy and the illustrative design being included within the legal agreement. Therefore with the legal agreement and the proposed conditions, Officers are satisfied that the positive elements identified can be delivered as part of the scheme. With these controls the previously feared risk of a 'dumbing down' of the outline illustrative concept can be successfully resisted.
577. Turning to the negative impacts, the match day highway impact effects are considered not to be sufficient to justify a 'highway' reason for refusal but mitigation will provide public benefit during the normal peak hours.
578. The detriment to the landscape is localised and whilst sky glow will be experience this is mitigated by the limitation of occasions. The impact on the setting of nearby Listed buildings is less than substantial and outweighed in the heritage public benefit balance. Whilst these matters are both material, they are more than marginal but less than significantly adverse with the proposed mitigation reducing the harm.



Development Control Committee Schedule 18/12/2019

579. Negative impacts have also been considered in terms of residential amenity of local residents. This includes noise and disturbance with specific reference to William Morris College and the impact of lighting including sky glow. Whilst there is potential for harm this is mitigated by the proposed conditions include the construction management and the operational noise controls. These impacts, whilst acknowledged with the mitigation are not considered significantly adverse.
580. Similarly to achieving positive effects, the proposed mitigation needs to be dealt with as part of a S106 and the recommended conditions. This includes implementation and details of the match day public transport arrangements and travel plan, implementation of illustrative design, landscaping, siting, and materials to generally be observed in subsequent reserved matters applications and the other environmental controls on the use, lighting, odour and noise etc.
581. In reviewing the planning balance and subject to putting in place effective measures to ensure the delivery of those benefits and effective mitigation, Officers consider that the planning balance produces net material benefits and reduces the adverse effects.
582. It is apparent from the above narrative that the proposals would represent a new landmark scheme within the local area. In order to deliver the high quality scheme, the conditions and legal agreement will ensure that the design of the development balances the desire to act as a landmark development, whilst at the same time being respectful and compatible with the sensitive surrounding uses, including nearby heritage assets. The proposed development does give rise to a conflict with the development plan, however, on balance the benefits that the proposals will deliver are considered to outweigh the negatives. It is therefore this positive planning balance which is a material consideration that justifies, in this specific case, a departure from the development plan.

RECOMMENDATION

583. Due to the above, it is recommended that Members **resolve to grant** outline planning permission subject to the recommended planning conditions and delegate authority to the Head of Development Management to complete a satisfactory legal agreement.



Development Control Committee Schedule 18/12/2019

Subject to the following conditions:

1. Applications for approval of the Reserved Matters must be made to the Local Planning Authority before the expiration of 3 years from the date of this permission. The development hereby permitted must be begun not later than the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. Details of the layout, scale, external appearance of the stadium and the landscaping of the Site (hereinafter called the 'Reserved Matters') shall be submitted to and approved by the Local Planning Authority before any development is commenced. The development shall be carried out as approved and in accordance with the submitted drawings unless the Local Planning Authority has given written consent to any variation.

Reason:

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

3. The outline development hereby approved and any subsequent reserved matters shall be in accordance with the parameters shown on the approved plans.

Reason:

To ensure the development is carried out in accordance with the planning permission and to ensure that any development that is carried out is that which has been assessed.

4. Notwithstanding the annotated indicative labels on the submitted plans and details, the stadium and associated developments hereby permitted shall be constructed substantially to the same design and utilising similar materials as illustrations set out in the Design and Access Statements submitted 03 July 2019 (resubmission scheme) and other illustrative materials submitted subject to final approval under the Reserved Matters application(s).

The development shall be undertaken in conformity to the material submitted by the applicant as follows;

Site location plan – Ref: 6470_T0502_01 dated December 2017 received on 03 July 2019.

Resubmission Concept Masterplan Ref 6470_T0540_01 dated June 2019 received on 03 July 2019.

Design and Access Statement, Resubmission June 2019 (December 2017 and 2018).

Non Technical Summary, December 2017.

Volume 1: Main Text, Resubmission June 2019 (December 2017)



Development Control Committee Schedule 18/12/2019

Volume 2: Figures, Resubmission June 2019 (December 2017).
Volume 3; Resubmission June 2019 Appendices Part 1, Part 2 and Part 3, December 2017.

Resubmission June 2019 - Revised scheme December 2017, Land use Parameter Plan Dwg no 6470_T0498_02.

Resubmission June 2019 - Revised scheme December 2017, Building Height Parameter Plan, Dwg no 6470_T0497_01.

Indicative Green Infrastructure Parameter Plan Figure: 1 Ref: 6470_T0499_04 Dated September 2018 (contained within FEI 7 Proposed Additional Habitat Creation (Resubmission June 2019 version received on 03 July 2019).

Reason:

To ensure the final stadium design and layout reflects the form and materials set out in the Design and Access Statements and the means of access comprising the non reserved matter hereby approved.

5. The landscape reserve matters shall be in accordance with the submitted Landscape Strategy (P19-1567_04A) and Indicative Landscape Masterplan (Drg. No. P19-1567_05B received on 04th October 2019) and include full details of both hard and soft landscape works. This shall include:-

- i. Proposed finished levels or contours;
- ii. Means of enclosure;
- iii. Car parking layouts;
- iv. Practice pitch layouts;
- v. Pedestrianised areas;
- vi. Water features;
- vii. Other vehicle and pedestrian access and circulation areas;
- viii. Hard surfacing materials;
- ix. Minor artefacts and structures (e.g. furniture, refuse or other storage units, signs etc.);
- x. Existing vegetation and landscape features to be retained and /or translocated;
- xi. Boundary treatments indicating the positions, design, materials and type of boundary treatment including the earth bund incorporating the bat corridor;
- xiii. Proposed soft landscape elements (planting and seeding) including planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/ densities where appropriate;
- xiv. Programme for implementation.

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



Development Control Committee Schedule 18/12/2019

Reason:

To provide a high quality development which protects, conserves and enhances the built and natural environment, respects and integrates the surroundings and creates a positive sense of place in accordance with Policies CP4, CP14, E111, ES7, ES8, ES12 of the adopted Stroud District Local Plan, November 2015.

6. Notwithstanding the submitted plans, full details of the bund along the north eastern edge of the application site (as annotated on the concept plan) shall be included within the reserved matters (as part of the landscaping submission required by condition 2). This shall include details of the long term management and maintenance and a timetable for implementation. The bund shall be delivered as early as possible and made as high as practically possible, with varying slopes, varying alignment and comprehensively planted to soften its form.

Reason:

To maximise its visual, ecological and residential amenity value in accordance with Policies ES3, CP14, and ES7 of the adopted Stroud District Local Plan, November 2015.

7. Prior to the commencement of any above ground works hereby approved, details of the precise materials used in the construction of the external surfaces of the development including the finishes and colours shall be submitted to and approved by the Local Planning Authority. This shall include sample panels and/or boards which will be retained on site and made accessible and available for inspection for the period of the construction works. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details and retained in perpetuity.

Reason:

To enable the Local Planning Authority to ensure the satisfactory appearance of the development, in accordance with Policies CP4, CP14, E111, ES3, ES7 and ES10 of the adopted Stroud District Local Plan, November 2015.

8. No development shall take place until details of the existing ground levels, proposed finished floor levels of the buildings, and the proposed finished ground levels of the site, relative to a fixed datum point which is to remain undisturbed during the development have been submitted to and approved by the Local Planning Authority. Such details shall also provide comparative levels of eaves and ridge heights of any adjacent properties and details of the levels of any existing or proposed boundary treatments. The development shall be carried out in accordance with the details as approved.



Development Control Committee Schedule 18/12/2019

Reason:

In the interests of the amenities of local residents and visual amenity and character of the surrounding area to ensure the satisfactory appearance of the development in accordance with Policies CP14, E111, ES3 and ES7 of the adopted Stroud District Local Plan, November 2015 and the provisions of the Revised National Planning Policy Framework.

9. The height of the stadium roof shall not exceed 19.54 metres above the existing ground level of 21m above ordnance datum as shown on plan 6470_T0501_01 'Existing Site Plan' dated December 2017, unless otherwise approved by the Local Planning Authority.

Reason:

In the interests of the amenities of local residents and visual amenity and character of the surrounding area to ensure the satisfactory appearance of the development in accordance with Policies CP14, E111, ES3 and ES7 of the adopted Stroud District Local Plan, November 2015 and the provisions of the Revised National Planning Policy Framework.

10. The reserved matters application shall include a sustainability and energy statement which outlines the detailed measures that address the sustainability strategy of the development hereby approved. The approved measures shall be fully implemented prior to the first occupation of the development and shall thereafter be permanently retained to serve the development and maintained in a working order in accordance with the agreed statement.

Reason:

To encourage sustainable design and construction, maximise energy efficiency and a reduction of CO2 emissions in accordance with Policies CP14 and ES1 of the adopted Stroud District Local Plan, November 2015 and paragraph 148 of the Revised National Planning Policy Framework.

11. Prior to commencement of the construction works on the stadium hereby approved, a bespoke Building Research Establishment Environmental Assessment Method (BREEAM) assessment confirming that the development achieves a 'Excellent' BREEAM rating shall be submitted to and approved by the Local Planning Authority. Post construction review certificate(s) shall be submitted to and approved by Local Planning Authority, prior to the first use of the development is to be implemented.

Reason:

To encourage sustainable design and construction, maximise energy efficiency and a reduction of CO2 emissions in accordance with Policies CP14 and ES1 of the adopted Stroud District Local Plan, November 2015 and paragraph 148 of the Revised National Planning Policy Framework.

12. In respect of the Class D2 use of the stadium hereby approved, notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order



Development Control Committee Schedule 18/12/2019

with or without modification; the use of the stadium shall be used for the hosting of association football events and associated activities and not be changed to or used for another D2 use such as a music and concert hall, dance hall, skating rink, bingo hall.

Reason:

To prevent an unsatisfactory form of permanent development, minimise disruption of the local environment, protect the living and working conditions of nearby residents and to accord with the details submitted which promote the unique use for FGR in accordance with Policies EI12, CP14 and ES3 of the adopted Stroud District Local Plan, November 2015.

13. The stadium hereby approved shall not hold football matches outside the hours of 9:00am to 11:00pm. Ancillary uses within the stadium building shall not be open to customers/members of the public outside the hours of 8:00am to 1:00am Monday to Saturday and 10:00am to 11:00pm on Sundays, Bank Holidays and Public Holidays, unless otherwise approved by the Local Planning Authority.

Reason:

In order to prevent noise and disturbance to residential properties in the locality in accordance with Policies CP13, CP14, EI12 and ES3 of the adopted Stroud District Local Plan, November 2015.

14. The stadium hereby approved shall contain a maximum attendance of 5000 spectators.

Reason:

In order to reduce the potential impact on public safety, prevent noise and disturbance to residential properties in the locality and to accord with the details submitted in accordance with Policies CP13, CP14, EI12 and ES3 of the adopted Stroud District Local Plan, November 2015.

15. The stadium including the pitch and spectator terraced seats hereby approved shall not be used for standalone musical performance, concerts or similar entertainment events.

Reason:

To minimise disruption of the local environment and protect the living and working conditions of nearby residents and to accord with the details submitted which promote the unique use for FGR in accordance with Policies CP14, EI12 and ES3 of the adopted Stroud District Local Plan, November 2015.

16. The stadium football pitch hereby approved shall only be open to the general public when being used for the following association football events, unless otherwise approved by the Local Planning Authority:
- a) Forest Green Rovers Football Club first team competitive league games in accordance with fixture lists as agreed by the relevant football authorities (e.g. Football League);



Development Control Committee Schedule 18/12/2019

- b) Forest Green Rovers Football Club first team cup games in accordance with fixtures agreed by the relevant football authorities e.g. The Football Association;
- c) Forest Green Rovers Football Club preseason friendlies, reserve, youth and ladies team matches;
- d) Two charity matches per annum.
- e) Local community matches including local leagues and schools.

Reason:

To limit the number of home matches in order to reduce the potential impact on the public highway and prevent noise and disturbance to residential properties in the locality and to accord with the details submitted which promote the unique use for FGR in accordance with Policies CP13, CP14, EI12 and ES3 of the adopted Stroud District Local Plan, November 2015.

17. No development shall take place within the application site until the Applicant, or their agents or successors in title, has secured the implementation of a phased programme of appropriate archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

Reason:

To make provision for a programme of archaeological mitigation in advance of the commencement of development, so as to record and advance understanding of any heritage assets which may be lost due to ground works required for the scheme, in accordance with Policy ES10 of the adopted Stroud District Local Plan, November 2015 and paragraph 199 of the National Planning Policy Framework.

18. No development shall take place until a detailed drainage strategy has been submitted to and approved by the Local Planning Authority. The strategy should be supported by evidence of ground conditions and modelling of the scheme to demonstrate it is technically feasible and where applicable adheres to the NPPF, Non-statutory technical standards for Sustainable Drainage, Building Regulation H and the Local Plan policy. The drainage scheme shall be carried out in accordance with the approved details. Where surface water requires disposal off site (i.e. not infiltrated) the applicant must provide evidence of consent to discharge/connect through 3rd party land or to their network/system/watercourse.

Reason:

To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding in accordance with Policies CP14 and ES4 of the adopted Stroud District Local Plan, November 2015. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.



Development Control Committee Schedule 18/12/2019

19. No development shall take place until a SuDS maintenance plan for all SuDS/attenuation features and associated pipe work, in accordance with The SuDS Manual (Ciria, C753) has been submitted to and approved by the Local Planning Authority. The approved SuDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason:

To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding in accordance with Policies CP14 and ES4 of the adopted Stroud District Local Plan, November 2015. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

20. All soft landscape works including translocation in the approved Landscape Scheme shall be carried out within the first planting season (1 October to 31 March) and outside the bird breeding season (from April to August inclusive) following the completion of the stadium, or within such extended time period as may be approved by the Local Planning Authority. Any trees, hedgerow or other planting which within a period of five years from the completion of the soft landscape works die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species to those originally required to be planted.

Reason:

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in accordance with Policies CP4, CP14, EI11, ES6, ES7, ES8, ES12 of the adopted Stroud District Local Plan, November 2015.

21. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP) has been submitted to and approved by the Local Planning Authority. The CEMP shall include the following:
- i. Measures that will be taken to protect the local drainage network from surface run-off during the construction phase.
 - ii. Pollution Prevention Plan
 - iii. Methods and Timings for the removal of vegetation likely to support breeding birds.
 - iv. Full details of measures that will be taken when clearing vegetation with potential to support reptiles and great crested newts.
 - v. Tree and hedgerow retention and protection details.
 - vi. The role and responsibilities on site of an ecological clerk of works ECOW or similarly competent person.
 - vii. The locations of where machinery and materials will be stored
 - viii. A Soil Resource Plan in accordance with defra guidance Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.



Development Control Committee Schedule 18/12/2019

- ix. Methods and timings that will be implemented for the safeguard of badgers
- x. methods and timings that will be implemented for the safeguard of bats
- xi. methods and timings that will be implemented for the protection, capture and translocation of reptiles.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise approved by the Local Planning Authority.

Reason:

To ensure that priority habitats and protected and priority species are safeguarded in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended, The Hedgerow Regulations 1997, the National Planning Policy Framework (in particular section 11), and Policies CP4, CP14, EI11, ES6, ES7, ES12 of the adopted Stroud District Local Plan, November 2015, and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

22. The development shall not commence until a Landscape and Habitat Management Plan, including long-term design objectives, management responsibilities and maintenance schedules for the approved landscape works, has been submitted to and approved by the Local Planning Authority. The Plan shall incorporate the principles established in the approved Indicative Green Infrastructure Parameter Plan (Figure: 1 Ref: 6470_T0499_04 Dated September 2018) and include the following elements:-

- i. Details of the extent and type of new planting and habitat creation;
- ii. Details of the extent and type of retained habitats, historic landforms and features;
- iii. Details of the key landscape and habitat functions of landscape components;
- iv. Details of treatment of Site boundaries and/ or buffers around water bodies (including ditches/ drains);
- v. Details of management objectives;
- vi. Details of maintenance regimes;
- vii. Details of management responsibilities (for the duration of the project and once complete);
- viii. Details of long-term monitoring of:-
The success of mitigation and enhancement measures for protected/ notable species;
The success of habitat creation, enhancement and management.

The plan shall also include:-

- i. Prescriptions for habitat enhancements for reptiles, birds, badgers and foraging bats;
- ii. Prescriptions for the installation of new and where possible



Development Control Committee Schedule 18/12/2019

- retention of features suitable for night roosts for bats, in addition to day roosts using woodcrete bat boxes in trees;
- iii. A phasing plan to ensure that where appropriate and achievable, areas of habitat are created in a logical sequence in advance of construction activities;
 - iv. Procedures for monitoring and ongoing management of restored and created habitats.

The approved Landscape and Habitat Management Plan shall be carried out in accordance with the approved details and timings.

Reason:

To protect features of recognised nature conservation importance in accordance with Policies CP14, E111, ES6, ES7 and ES12 of the adopted Stroud District Local Plan, November 2015 and to ensure that the proposed mitigation and enhancement measures are developed and located in a way that contributes to the nature conservation value and landscape character of the Site, in accordance with National Planning Policy Framework paragraphs 170 and 175.

23. No development shall take place (including demolition, ground works, vegetation clearance) until an Ecological Design Strategy (EDS) has been submitted to and approved by the Local Planning Authority addressing mitigation and enhancement. The EDS shall include the following:
- i. Full details of hedgerows to be retained and protected during construction;
 - ii. Full details of enhanced bat commuting corridors that will aim to provide connecting unlit habitat/commuting routes between identified/newly constructed bat roosts and the wider landscape beyond the identified red line area of the development footprint;
 - iii. Details of planting, such as hedgerows, wildflower planting and establishment;
 - iv. Type and source of materials to be used where appropriate, e.g. native species of local provenance;
 - v. Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
 - vi. Details for the erection of bird boxes;
 - vii. Details of remedial measures if planting fails;
 - viii. Details of initial aftercare and long-term maintenance.

The approved EDS shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason:

To protect and enhance the site for biodiversity in accordance with Policies CP14, E111, ES6 and ES7 of the adopted Stroud District Local Plan, November 2015 and the revised National Planning Policy Framework paragraphs 118, 170 and 175 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.



Development Control Committee Schedule 18/12/2019

24. Prior to the commencement of any development, retained trees on or adjacent to the Site that are likely to be affected by the development proposals, shall be identified and surveyed in accordance with the relevant guidance contained in BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations and this information, together with proposals for protecting the retained trees and hedging, shall be submitted and approved by the Local Planning Authority. This shall include a Tree protection method statement, protection fencing plan, implementation timetable and details of any proposed pruning, felling or other work. The development shall thereafter be carried out in accordance with the approved details for protecting the retained trees.

Reason:

To protect existing retained trees and hedges that could influence or be affected by the development in accordance with Policies CP14, ES6 and ES8 of the adopted Stroud District Local Plan, November 2015.

25. Prior to the first use of the stadium and associated pitches and facilities, all ecological measures and works shall be carried out in full accordance with the mitigation and enhancement recommendations contained in the Resubmission June 2019 - Revised Scheme Environmental Statement Vol 1 Chapter 8 Ecology and Nature Conservation, Appendix 8.6 Principles of Environmental Enhancements and the Proposed Additional Habitat Creation and revised Indicative Green Infrastructure Parameter Plan contained within FEI 7 final version all received on the 03 July 2019 unless an alternative ecological strategy or implementation timetable has been submitted to and approved by the Local Planning Authority.

Reason:

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

26. Prior to commencement of the development a Method Statement shall be submitted to and approved by the Local Planning Authority, to detail those hedgerows and trees to be retained, those to be translocated, those to be removed for new access points through hedgerows and measures to ensure the protection, maintenance and ongoing management of existing, translocated and new hedgerows and trees. The Method Statement shall be implemented as approved. No trees or shrubs or hedges within the site which are shown as being retained/planted on the approved plans or Method Statement 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 trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.



Development Control Committee Schedule 18/12/2019

Reason:

To retain hedgerows and trees as landscape features and ecological connection throughout the Site in accordance with Policies CP14, EI11, ES6 and ES8 of the adopted Stroud District Local Plan, November 2015, Policy EP9 of the Eastington Neighbourhood Development Plan and the revised National Planning Policy Framework paragraphs 170 & 175.

27. Prior to the commencement of development a lighting design strategy for biodiversity shall be submitted to and approved by the Local Planning Authority. The strategy will;
- identify the areas/features on site that are particularly sensitive as commuting routes and for foraging bats;
 - show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit and timing of lighting use will not disturb or prevent the above species using their commuting routes.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason:

To ensure those bat species sensitive to lighting can continue to cross the Site via the bat corridor in accordance with Policies CP14, EI11 and ES6 of the adopted Stroud District Local Plan, November 2015.

28. The stadium hereby approved shall not be brought into use until an improvement scheme identified for M5 Junction 13 and the A419 corridor, has submitted to been approved by the Local Planning Authority and thereafter implemented as approved and opened to traffic.

Reason:

To ensure safe and suitable access is provided to the development and the safe and efficient operation of the strategic and local road network (i.e. M5 Junction 13 and the A419 between M5 Junction 13 and Chipmans Platt roundabout) in accordance with Policies CP13, CP14 and EI11 of the adopted Stroud District Local Plan, November 2015 and paragraphs 108 and 110 of the Revised National Planning Policy Framework.

29. Notwithstanding the submitted details, the stadium and associated areas including the car park shall not be brought into use until details of the proposed bus, pedestrian and cycle entrance/exit from Grove Lane have been submitted to and approved by the Local Planning Authority. The stadium shall not be brought into use until the bus entrance/exit has been constructed and available for use in accordance with the approved plans.



Development Control Committee Schedule 18/12/2019

Reason:

To ensure safe and suitable access to high quality public transport facilities is provided and that the opportunities for sustainable transport modes have been taken up in accordance with Policies CP13, CP14 and EI11 of the adopted Stroud District Local Plan, November 2015 and Paragraphs 102, 103, 108 and 110 of the National Planning Policy Framework.

30. The stadium and associated areas including the car park shall not be brought into use until detailed drawings and an access strategy have been submitted to and approved by the Local Planning Authority. This strategy shall include measures to restrict and regulate traffic using the Bus only access onto Grove Lane, show the physical design features such as carriageway narrowing, signage, surface treatments and/or technology based solutions such as ANPR enforcement, gates, intelligent bollards or CCTV. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that the new internal access route is not used inappropriately to the detriment of highway safety of vulnerable highway users or hinder the service reliability of public transport in accordance with Policies CP13, CP14, ES3, EI11 and EI12 of the adopted Stroud District Local Plan, November 2015 and Paragraph 108 of the National Planning Policy Framework.

31. The stadium and associated training pitches and facilities hereby approved shall not be brought into use until the cycle track improvement works identified on Plans 1-12 (Drg No. 6470_T0433-01 to 6470_T0444_01) have been completed and approved by the Local Planning Authority.

Reason:

To ensure that the opportunities for sustainable transport modes are taken up in accordance with Policies CP13, CP14 and EI11 of the adopted Stroud District Local Plan, November 2015 and paragraph 110 of the National Planning Policy Framework.

32. The reserved matters application for layout shall include facilities clear of the public highway for the manoeuvring of vehicles. Such drawings shall show means of access, dimensions, surface treatment and drainage. No part of the development hereby approved shall be occupied until the approved facilities have been fully provided. At no time shall they be used for any other purpose than the manoeuvring of vehicles and shall be retained thereafter for such purposes.

Reason:

In order to ensure that vehicles may leave the site in a forward gear and do not prejudice the free flow of traffic, highway safety or the amenities of the area in accordance with Policies CP13, CP14, ES3, EI11 and EI12 of the adopted Stroud District Local Plan, November 2015 and Paragraph 108 of the National Planning Policy Framework.



Development Control Committee Schedule 18/12/2019

33. During the site preparation, demolition, ground works or construction period heavy goods vehicles shall only enter or leave the site between the hours of 08:00-18:00 on weekdays and 09:00-13:00 Saturdays and no such movements shall take place on Sundays or Public Holidays (this excludes the movement of private vehicles for personal transport).
- Reason:
For the protection of residential amenity and highway safety in accordance with Policies CP14, EI11, ES3 and ES6 of the adopted Stroud District Local Plan, November 2015 and Paragraphs 174-175 and 180 of the National Planning Policy Framework.
34. During the construction phase with the exception of cases of emergency, no operations shall take place on site other than between the hours of 08:00-18:00 Monday to Friday and between 09:00-13:00 on Saturdays. There shall be no permitted working on Sundays or Public Holidays.
- Reason:
For the protection of residential amenity and highway safety in accordance with Policies CP14, EI11, ES3 and ES6 of the adopted Stroud District Local Plan, November 2015 and Paragraphs 174-175 and 180 of the National Planning Policy Framework.
35. The stadium and associated areas including the car park shall not be brought into use until a strategy for the placing of directional signage on the highway network for stadium users has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented prior to any part of the development hereby approved being brought into use.
- Reason:
In order to manage traffic flows to minimise the likelihood of development traffic using inappropriate routes to the detriment of highway safety, residential amenity or air quality in accordance with Policies CP13, CP14, ES3, ES5, EI11 and EI12 of the adopted Stroud District Local Plan, November 2015 and Paragraph 108 of the National Planning Policy Framework.
36. No development shall take place until a Construction Method Statement and a Construction Traffic Management Plan has been submitted to and approved by the Local Planning Authority. The Method Statement and Management Plan shall be shall provide for:-
- i. The parking of vehicles of site operatives and visitors;
 - ii. The unloading and loading of materials;
 - iii. The storage of plant and materials used in constructing the development;
 - iv. Wheel washing facilities to be utilised by vehicles leaving the Site;
 - v. Measures to control the emission of dust and dirt during construction;
 - vi. A scheme for recycling/disposing of waste resulting from construction works;



Development Control Committee Schedule 18/12/2019

- vii. Details of the Site access, routeing strategy and signage during the construction period;
- viii. External construction works and external operation of plant and equipment;
- ix. Working hours.
- x. A local resident liaison and complaint handling scheme.

The approved Statement and Construction Traffic Management Plan shall be strictly adhered to throughout the construction period.

Reason:

To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance with in accordance with Policies CP13, EI11, ES1, ES3 and ES6 of the adopted Stroud District Local Plan, November 2015 and Paragraphs 102, 108 and 110 of the National Planning Policy Framework.

37. Prior to the improvement works to the M5 Junction 13 and A419 corridor commencing (referred to in Condition 28) a scheme for the replacement layby(s) on the A419 to the west of the M5 shall be submitted to and approved by the Local Planning Authority. The approved replacement layby scheme shall be completed and made available for use prior to the existing loss of the existing laybys or in accordance with an alternative timescale first submitted to and approved by the Local Planning Authority.

Reason:

To ensure that adequate road side facilities are maintained prior to the loss of existing facilities as a result of the highway improvement works to access and mitigate the development in accordance with Policies CP13, EI11, ES1 and ES3 of the adopted Stroud District Local Plan, November 2015 and Paragraph 108 of the National Planning Policy Framework.

38. No part of the development hereby approved shall be occupied until the means of vehicular/pedestrian access from the public highway have been constructed and surfaced in accordance with detailed design drawings that have been submitted to and approved by the Local Planning Authority. Development shall then be carried out in strict accordance with the approved details and maintained as such thereafter.

Reason:

To confine access to the permitted points in the interests of good management of the highway and to minimise the number of vehicle accesses onto the highway in the interests of free flow of traffic and safety of highway users in accordance with Policies CP14, EI11 and ES3 of the adopted Stroud District Local Plan, November 2015 and Paragraph 108 of the National Planning Policy Framework.



Development Control Committee Schedule 18/12/2019

39. Prior to the first home match at the stadium a Travel Plan for Forest Green Rovers Football Club, in accordance with the approved Outline Travel Plan, shall be submitted to and approved by the Local Planning Authority to include the following:
- i. Objectives and targets for promoting sustainable travel;
 - ii. Appointment and funding of a travel plan coordinator;
 - iii. Details of sustainable travel measures including additional bus capacity from Stroud, Stonehouse, and Nailsworth to and from home matches in line with expected match day demand;
 - iv. Details of means of communication of sustainable travel measures;
 - v. Details of crowd control and co-ordination from the train stations at Stroud and Stonehouse to match day buses.
 - vi. Details of a monitoring, review and reporting process.

The approved Travel Plan shall be implemented in accordance with the timetable therein and shall be continued thereafter.

Reason:

To ensure that opportunities for sustainable transport modes are taken up in accordance with Policies CP13, CP14, EI11, EI12, EI16 and ES1 of the adopted Stroud District Local Plan, November 2015 and Paragraphs 102-3, 108 and 110-111 of the National Planning Policy Framework.

40. Prior to the first home match at the stadium a bus strategy for Forest Green Rovers Football Club, shall be submitted to and approved by the Local Planning Authority. This shall include the following:
- a) The frequency of the bus service operation from Stroud, Stonehouse, and Nailsworth
 - b) Details of the trail bus service from Cam and Dursley Railway Station
 - c) The time period before, during and after stadium events that the service will operate
 - d) Charges if applicable that will be levied on users of the bus service
 - e) The routing of the shuttle service including the locations of pick up, drop off and stabling points
 - f) Ongoing mechanisms to evaluate the usage of the service, review/adaptation of any aspect of provision to accord with spectator numbers and origins.
 - g) Mitigation proposals should the bus services fail to achieve the modal split by bus envisaged in the Travel Plan.

The approved bus strategy shall be implemented in accordance with the details and timetable therein and shall be continued thereafter.

Reason:

To ensure that opportunities for sustainable transport modes are taken up in accordance with Policies CP13, CP14, EI11, EI12, EI16 and ES1 of the adopted Stroud District Local Plan, November 2015 and Paragraphs 102-3, 108 and 110-111 of the National Planning Policy Framework.



Development Control Committee Schedule 18/12/2019

41. No part of the development hereby approved shall be occupied until a car parking management plan has been submitted to and approved by the Local Planning Authority. Such a management plan all include at least the following details:
- a) The size, frequency and type of events, including non-match hospitality, conferences and any other event attracting more than 50 participants (excluding staff) and expected traffic generation;
 - b) Traffic management to ensure the safe and efficient flow of vehicles in and out of the Site and access junction;
 - c) The management of car parking and of coach, stage bus, taxi and general drop-off/pick-up movements at the site and A419 corridor at all times including events.
 - d) a maximum duration of stay
 - e) the car park charging strategy and schedule
 - f) details of how the implemented plan is to be enforced and managed on a day to day basis
 - g) a signage strategy which makes visitors clear as to the restrictions and enforcement
 - h) disabled parking provision.

The site shall thereafter be occupied in accordance with the approved car parking management plan.

Reason:

To ensure that car park does not undermine sustainable travel policies and to ensure that the provision of car parking does not encourage car borne travel in accordance with Policies CP13, CP14, E111, E112, E116 and ES1 of the adopted Stroud District Local Plan, November 2015 and Paragraphs 102-3, 108 and 110-111 of the National Planning Policy Framework.

42. The reserved matters application for layout shall include a car parking implementation strategy which identifies a phased approach to the level of parking provision and identifies the areas of permanent and overflow parking provision. The level of permanent (core) car parking provision shall include details of the number and provision of car parking spaces for private vehicles and coaches and public services vehicles like taxis and buses. The approved core parking provision shall be fully implemented prior to the first occupation of the development and shall thereafter be permanently retained available for use.

The areas of overflow parking shall only be implemented and made available following a review of the additional need for parking which has been submitted to and approved by the Local Planning Authority. These reviews shall demonstrate the need for additional parking by using up-to-date average attendance figures from the previous season home matches, car park and customer use surveys and that other modes of transport have been considered within an up-to-date travel plan and bus strategy. They shall also address the requirements for off-site mitigations including the measures outlined in the approved Travel Plan and/or Approved Car Park Management Plan.



Development Control Committee Schedule 18/12/2019

A review shall be triggered at least following the end of the 1st football season following occupation and on the promotion of the FGR to a higher league or at the request of the Local Planning Authority.

The approved overflow parking provision shall be fully implemented in accordance with the approved details.

Reason:

To ensure that adequate provision of parking for vehicles is provided within the site to promote sustainable transport modes, avoid the displacement of uncontrolled parking on the adjacent public highway, to the detriment of free flow of traffic, safety of highway users and amenity of local residents in accordance with Policies CP13, CP14, EI11, EI12, EI16 and ES1 of the adopted Stroud District Local Plan, November 2015 and Paragraphs 102-3, 108 and 110-111 of the National Planning Policy Framework.

43. Prior to the first use of the public car park, details of a scheme of electric/low emission vehicle charging points and their maintenance schedule shall be submitted to and approved by the Local Planning Authority. The approved electric charging points shall then be provided in accordance with the approved plan and made available prior to the first use of the car park and retained in perpetuity.

Reason:

To ensure that the development incorporates facilities for charging plug-in and other ultra-low emission vehicles and to ensure that the opportunities for sustainable transport modes have been taken up in accordance with Policies CP13, CP14, EI11, EI12, EI16 and ES1 of the adopted Stroud District Local Plan, November 2015 and Paragraphs 102-3, 108 and 110-111 of the National Planning Policy Framework.

44. Prior to the commencement of any above ground works details of the proposed cycle parking within the site shall be submitted to and approved by the Local Planning Authority. The approved cycle parking shall be provided and available for use prior to the Stadium being brought into beneficial use and maintained thereafter.

Reason:

To encourage more sustainable modes of travel in accordance with Policies CP13, CP14, EI11, EI12, EI16 and ES1 of the adopted Stroud District Local Plan, November 2015 and Paragraphs 102-3, 108 and 110-111 of the National Planning Policy Framework.

45. The stadium and associated areas including the car park shall not be brought into use until a detailed lighting impact assessment has first been carried out for the development and its curtilage and submitted to and approved by the Local Planning Authority. The assessment shall include:

- i. Identification of sensitive receptors likely to be affected by light emissions;



Development Control Committee Schedule 18/12/2019

- ii. Detail of the level of obtrusive light (hours of operation, upward light ratio, light intrusion and luminance intensity).
- iii. The proposed lighting scheme including technical details of the lights, the methods of mitigation and enhancement against potential light emissions, including any potential glare and light spill, on sensitive receptors.

The approved lighting scheme, inclusive of any mitigation and enhancement measures, shall be implemented prior to the first occupation of that component of the development and retained thereafter.

Reason:

To safeguard the amenities of the surrounding landscape area and nearby residents in accordance with Policies CP14 and ES3 of the adopted Stroud District Local Plan, November 2015 and Paragraph 180 of the National Planning Policy Framework.

46. No development shall take place until a Construction Noise Management Plan has been submitted to and approved by the Local Planning Authority. The plan shall provide for:
- i. dates and hours of working
 - ii. the parking of vehicles of site operatives and visitors
 - iii. measures to control the noise and vibration during construction
 - iv. noise management and monitoring procedures, including a dedicated point of contact throughout the construction process.

The approved management plan shall be adhered to throughout the construction period.

Reason:

For the protection of residential amenity and ecology interest in the area in accordance with Policies CP14, EI11, ES3 and ES6 of the adopted Stroud District Local Plan, November 2015 and Paragraphs 174-175 and 180 of the National Planning Policy Framework.

47. The stadium hereby approved shall not be brought into use until a detailed noise impact assessment has been prepared, submitted to and approved by the Local Planning Authority detailing the noise control measures to be implemented in order to reduce the Rating Level from fixed building services plant to below existing background noise levels at the nearest neighbouring dwellings, when assessed in line with BS4142:2014 or any subsequent guidance or legislation amending, revoking and/or re-enacting BS4142 with or without modification. The noise control measures for this plant shall be implemented as approved for the duration of the development.

Reason:

To safeguard residential amenity of nearby occupants as a result of the use of the stadium in accordance with Policies CP14, EI11, ES3 and ES6 of the adopted Stroud District Local Plan, November 2015.



Development Control Committee Schedule 18/12/2019

48. The stadium hereby approved shall not be brought into use until a scheme of mitigation has been prepared to prevent noise from scheduled sporting or events exceeding 40 dB LAmax within sensitive internal spaces of William Morris College and this submitted to and approved by the Local Planning Authority. The mitigation strategy shall be implemented as approved for the duration of the development.

Reason:

To protect the amenities of occupiers of William Morris College in accordance with Policies CP14, EI11 and ES3 of the adopted Stroud District Local Plan, November 2015.

49. The stadium hereby approved shall not be brought into use until a noise assessment (using measurement and/or prediction) and including an appropriate mitigation strategy and a noise operational management plan have been submitted to and approved by the Local Planning Authority.

The noise assessment shall assess the noise from amplified music and sound in accordance with the Noise Council: Code of Practice on Environmental Noise Control at Concerts, and include a scheme of mitigation to prevent amplified music exceeding a Music Noise Level (MNL) of 15 dB above background LA90 noise levels over a 15 minute period (between 1 – 12 events per year) or less than 5 dB above background noise levels over a 15 minute period between 09:00 and 23:00 (up to 30 events per year) at free-field locations representative of surrounding residential dwellings.

At William Morris College, a MNL less than 5 dB below background LA90 noise levels over a 15 minute period between 09:00 and 23:00 (during all events when the College is occupied by students) at free-field locations shall be used. The submitted details shall also include details of the stakeholder engagement, monitoring and a review process.

The above mitigation, monitoring and management plan shall be implemented as approved for the duration of the development.

Reason:

To protect the amenities of local residents and the occupiers of William Morris College in accordance with Policies CP14, EI11 and ES3 of the adopted Stroud District Local Plan, November 2015.

50. Full details, including location and noise levels of any visual display, Public Address System (PA), or amplified sound system for the development shall be submitted to and approved by the Local Planning Authority prior to the first use of the development.

The approved PA system shall only be used during events that take place within the Stadium two hours prior to the event commencing (apart from for testing purposes) and within 30 minutes of the completion of the event.

No PA system, other than for transmission and travel information or



Development Control Committee Schedule 18/12/2019

emergency use shall take place outside the stadium building. The PA system shall be operated in accordance with the approved details.

Reason:

To minimise impacts on the surrounding environment, to ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area in accordance with Policies CP14 and ES3 of the adopted Stroud District Local Plan, November 2015.

51. Prior to the first occupation of the development an odour management strategy and litter picking management plan shall be submitted to and approved by the Local Planning Authority. This shall set out full details of the venting arrangements for food preparation areas to minimise the escape of cooking odours and a plan to manage litter picking during the operation of the Stadium. The building and curtilage shall when occupied be utilised in accordance with the approved strategy.

Reason:

To safeguard the amenity of local residents and occupiers in accordance with Policies CP14 and ES3 of the adopted Stroud District Local Plan, November 2015.

52. Prior to construction of the development, a scheme detailing the proposed biomass system shall be submitted to and approved by the Local Planning Authority. The scheme should detail the measures to be taken to ensure that any emissions and noise created by both the system itself and activities associated with it do not cause detriment to amenity or a nuisance, especially to those living and working in the vicinity. The approved scheme shall then be installed before the use hereby permitted commences and shall be maintained as such thereafter.

Reason:

In the interests of the amenities of the area and the local residents and in accordance with Policies CP14 and ES3 of the adopted Stroud District Local Plan, November 2015.

53. Development shall not commence until an Employment and Skills Plan has been submitted to and approved by the Local Planning Authority. Where reasonably possible and commercially viable the aims of the Employment and Skills Plan should be to:
- i. Help local jobseekers find work through a range of paid and unpaid roles;
 - ii. Create training and development opportunities for those already employed;
 - iii. Stimulate awareness of careers in construction, green technologies, sport and other sectors related to the Development.

The Employment and Skills Plan should, where reasonable and appropriate, include:

- i. Arrangements setting out how the Owner, the Parent Company and/or the Developer (as the case may be) will and to the extent



Development Control Committee Schedule 18/12/2019

they are not the same person how the developer or occupier and their contractors will be required to work directly with local employment/training agencies including but not limited to (where reasonable and appropriate for the Development):

Arrangements to provide training and learning opportunities for students, apprentices and other learners or trainees, during the operation of the Development;

- ii. Details of the proposed timing and formatting of monitoring reports to the Council indicating how the Employment and Skills Plan has been delivered.

Reason:

To promote employment and training opportunities in the local area in accordance with sustainable objectives in accordance with Policies CP1, CP11 and ES1 of the adopted Stroud District Local Plan, November 2015 and Section 8 of the National Planning Policy Framework.

54. The development hereby approved shall not be first occupied until a strategy of community engagement and access to the new facilities has been submitted to and approved by the Local Planning Authority. This shall include but not be limited to; a formal commitment and details of the access provided along with a timescale. The Community engagement strategy shall then be implemented as approved and continued therefore after.

Reason:

To promote social interaction, health and well-being and provide ongoing community benefits and engagement in accordance with the positive planning balance and Policies CP1, CP6, EI11 and ES12 of the adopted Stroud District Local Plan, November 2015 and paragraph 91 of the NPPF.

55. No helicopters (excluding emergency services) shall use the site.

Reason:

To protect the amenities of local residents and the occupiers of William Morris College in accordance with Policies CP14, EI11 and ES3 of the adopted Stroud District Local Plan, November 2015.

56. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no development permitted under Article 3 and described within Class B of part 16 of Schedule 2 (erection or modification of aerials and satellite dishes) shall take place.

Reason:

In the interests of the amenities of local residents and visual amenity and character of the surrounding area to ensure the satisfactory appearance of the development and design integrity of the proposed stadium in accordance with Policies CP14, EI11, ES3, ES7, and ES12 of the adopted Stroud District Local Plan, November 2015 and the provisions of the Revised National Planning Policy Framework.



Development Control Committee Schedule 18/12/2019

57. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no development permitted under Article 3 and described within Class A of part 2 of Schedule 2 (erection of gates, fences and walls) shall take place.

Reason:

In the interests of the amenities of local residents and visual amenity and character of the surrounding area to ensure the satisfactory appearance of the development and design integrity of the proposed stadium in accordance with Policies CP14, EI11, ES3, ES7, and ES12 of the adopted Stroud District Local Plan, November 2015 and the provisions of the Revised National Planning Policy Framework.

58. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no development permitted under Article 3 and described within Class B of part 4 of Schedule 2 (Temporary use of land) shall take place.

Reason:

In the interests of the amenities of local residents and visual amenity and character of the surrounding area to ensure the satisfactory appearance of the development and design integrity of the proposed stadium in accordance with Policies CP14, EI11, ES3, ES7, and ES12 of the adopted Stroud District Local Plan, November 2015 and the provisions of the Revised National Planning Policy Framework.

59. Notwithstanding the red line shown on the approved plan, the reserved matters for the proposed development including all associated uses of the football stadium, practise pitches and car parking shall be located to the north of the A419. The area to the south of the highway improvement works proposed to the A419 shall remain in agricultural use.

Reason:

To retain control over the development and avoid unacceptable noise and disturbance to local residents and William Morris College and harm to the character and setting of the Industrial Heritage Conservation Area in accordance with Policies CP14, EI11, ES3, ES7, ES10 and ES12 of the adopted Stroud District Local Plan, November 2015 and the provisions of the Revised National Planning Policy Framework.

Informatives:

1. This application is subject to a legal agreement and the applicant's attention is drawn to the requirements and obligations contained here in and the need to ensure compliance as the development progresses.
2. There is a public right of way running through the site, the applicant will be required to contact the PROW team to arrange for an official diversion, if the applicant cannot guarantee the safety of the path users during the construction phase then they must apply to the PROW team on 08000-514514 or highways@gloucestershire.gov.uk to arrange a temporary closure of the right of way for the duration of any works.