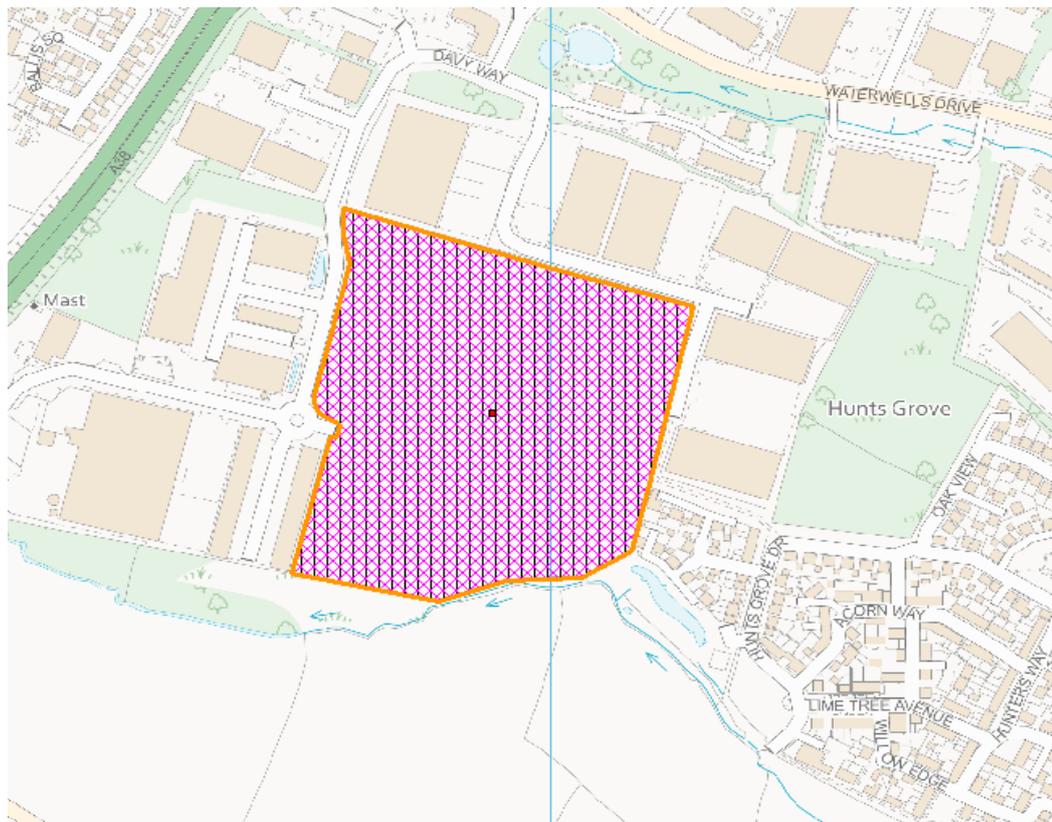




## Development Control Committee Schedule 30/03/2021

<b>Item No:</b>	<b>03</b>
<b>Application No.</b>	S.18/1947/OUT
<b>Site Address</b>	Land At Quadrant Distribution Centre, Quadrant Way, Hardwicke, Gloucester
<b>Town/Parish</b>	Hardwicke Parish Council
<b>Grid Reference</b>	380951,212482
<b>Application Type</b>	Outline Planning Application
<b>Proposal</b>	Erection of 160 dwellings comprised of 53 two-bed, 83 three-bed, 6 four-bed, 6 five-bed houses & 12 Flats, with all matters reserved except for access
<b>Recommendation</b>	Resolve to Grant Permission subject to a S106 agreement(s)
<b>Call in Request</b>	Councillor Dave Mossman





## Development Control Committee Schedule 30/03/2021

<b>Applicant's Details</b>	Ashtenne Industrial Fund LP C/o Hansteen Ltd, 1st Floor Pegasus House, 37-43 Sackville Street, London, W1S 3DL
<b>Agent's Details</b>	Dawn Brodie Savills, Wytham Court, 11 West Way, Oxford, OX2 0QL
<b>Case Officer</b>	John Chaplin
<b>Application Validated</b>	07.09.2018
<b>CONSULTEES</b>	
<b>Comments Received</b>	SDC Water Resources Engineer Planning Strategy Manager (E) Contaminated Land Officer (E) Hardwicke Parish Council Highways England Environmental Health (E) Biodiversity Officer Flood Resilience Land Drainage SDC Water Resources Engineer Archaeology Dept (E) Natural England (E) Biodiversity Officer Natural England (E) Development Coordination (E) Strategic Planning
<b>Constraints</b>	Consult area Key Employment Land (LP) Mixed use Allocation Neighbourhood Plan Hardwicke Parish Council
<b>OFFICER'S REPORT</b>	

### MAIN ISSUES

- Principle of development
- Design and appearance
- Residential Amenity & Noise
- Highways
- Landscape impact
- Contaminated land
- Public open space
- Affordable Housing
- Ecology
- Flood risk
- Archaeology and Heritage Assets
- Obligations



## **Development Control Committee Schedule 30/03/2021**

### **DESCRIPTION OF SITE**

The application site forms part of the former RAC Quedgeley with this area part of the maintenance depot. All buildings have been demolished with commercial development taking place on the adjacent parts of the RAC site. Access to the site is provided off Quadrant Way which connects to Davey Way to the North which has access from the roundabout on the main Waterwells Drive. A Southbound access to the south to joining with the B4008 Bristol Road/onto A38 is also present.

Commercial development part of the Hunts Grove development has also taken place to the Northeast with a section of the phase 1 Hunts Grove dwellings to the East.

The Shorn brook is located to the south of the site along with a strip of woodland/buffer landscaping before further residential area of the Hunts Grove allocation (not yet constructed).

The majority of the site is relevantly level but is raised up compared to the adjacent land. This is related to the previous use and potentially the demolition with the site being made up land with slopes to the edge of the site, to the south and to north/northeast.

The site is a brownfield site but is not included in the SDC brownfield register as the site is also a protect employment site within the Local Plan.

### **PROPOSAL**

This application is for the erection of 160 dwellings. The application is in outline with all matters reserved except for access.

The submitted details have included a proposed housing mix comprised of 53 two-bed, 83 three-bed, 6 four-bed, 6 five-bed houses & 12 flats.

### **REVISED DETAILS**

Flood Risk Assessment 28 Sep 2018

Additional HRA Screening Information 14 Nov 2018

Additional Highway Technical Note 14 Nov 2018

Reptile and GCN Mitigation Strategy Received 13th Feb 2019

Additional Viability Information 12 Mar 2019

Updated Highway Modelling 12 Apr 2019

Updated Viability Report 05 Aug 2019

Travel Plan 25 Sep 2019

Revised Travel Plan 28 Oct 2019

Reptile Report 9 Oct 2020

Planning Supporting Statement 9 Oct 2020



## Development Control Committee Schedule 30/03/2021

### REPRESENTATIONS

#### Statutory Consultees:

**Hardwicke Parish Council:** Objection

1. The application is a proposal for 160 houses on land currently allocated for industrial use. The Hardwicke Parish Council Planning Group reviewed the application and supporting evidence as of 20th November 2018.
2. This is an interim response to the application to identify our main findings. A full review will be forwarded as soon as possible.
3. The review identified a number of omissions, discrepancies and inconsistencies with the evidence offered in support of the application.
4. It found the proposal to be:
  - non-compliant NPPF Paragraph 12, NPPF paragraph 62 and NPPF paragraph 64. These are material considerations carrying considerable weight in the planning process
  - non-compliant with SDC Local Plan Policy CP2, CP5, CP6, CP7, CP8, CP9, CP11, CP13, CP15, E11, E12. These are material considerations carrying significant weight in the planning process
  - non-compliant with Hardwicke Parish Council Neighbourhood Development Plan Policy GEN1, HOU1, EC1. These are material considerations carrying significant weight in the planning process

Hardwicke Parish Council therefore requests that the outline application be rejected by the Planning Authority.

5. The recommendation is predicated on the following evidence:

#### Background

6. There is one previous planning application for the site.
  - 6.1. 2018/0053/EIAS Request for EIA screening opinion for a proposed residential development of 160 dwellings.

#### Observations/Comments/Compliances

- 7 National Planning Policy Framework (NPPF)
  - 7.1. NPPF Paragraph 12 states that ‘...The presumption in favour of sustainable development does not change the statutory status of the development plan as the



## Development Control Committee Schedule 30/03/2021

starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted...'

- 7.1.1 The proposed development is not in the Development Plan making it non-compliant with the requirements of NPPF Paragraph 12, a material consideration carrying considerable weight in the planning process.
- 7.2 NPPF Paragraph 62 states that '...Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required and expect it to be met on-site unless:
- a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and
  - b) the agreed approach contributes to the objective of creating mixed and balanced communities...'
- 7.2.1 The need for affordable housing in the district is well established. The application states that the developer cannot contribute affordable housing on viability grounds but provides no evidence or alternatives required by the NPPF. This makes the application non-compliant with NPPF paragraph 62, a material consideration carrying considerable weight in the planning process.
- 7.3 NPPF Paragraph 64 states that '...Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:
- a) provides solely for Build to Rent homes;
  - b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);
  - c) is proposed to be developed by people who wish to build or commission their own homes; or
  - d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.
- 7.3.1 The need for affordable housing is well established in the district. The application states that the developer cannot contribute affordable housing on viability grounds but provides no evidence of the exceptions stated. This makes the application non-compliant with NPPF paragraph 64, a material consideration carrying considerable weight in the planning process.



## Development Control Committee Schedule 30/03/2021

### 8 Stroud District Council Local Plan

- 8.1 SDC Local Plan Policy CP2 - Strategic growth and development locations states that '...Stroud District will accommodate at least 11,400 additional dwellings, 950 additional care home bed-spaces (2013-31) and 58 hectares of additional employment land for the period 2006-2031...' '...Strategic sites are identified at the following locations:' '...Hunts Grove Extension 750...'

'...Outside of strategic sites, development will take place in accordance with the settlement hierarchy set out in this Plan...'

- 8.1.1 Hardwicke is an 'Accessible Settlements with Limited Facilities – Third Tier' settlement whose remit in the plan strategy is 'will provide for lesser levels of development in order to safeguard their role'.

- 8.1.2 This application is outside identified strategic sites therefore development should be proportionate to meeting its Third Tier role. This development of 160 dwellings cannot be seen as contributing lesser levels of development' compromising its role as a rural settlement.

This makes the application non-compliant with SDC Local Plan Policy CP2, a material consideration carrying significant weight in the planning process.

- 8.2 SDC Local Plan Policy CP5 - Environmental development principles for strategic sites states that '...Strategic sites will:'

'...3. Be readily accessible by bus, bicycle and foot to shopping and employment opportunities, key services and community facilities; and will contribute towards the provision of new sustainable transport infrastructure to serve the area, in seeking to minimize the number and distance of single purpose journeys by private cars 4. Have a layout, access, parking, landscaping and community facilities in accordance with an approved indicative master-plan...'

- 8.2.1 Paragraph 2.11 and 2.12 of the Travel Plan (TP) quotes PPG13 and the CIHT document 'Providing for Journeys on Foot' (2000) respectively to support the claim that listed facilities are within walking distance. The PPG document is obsolete. Using more recent information demonstrates that the only attractors identified in the TP that meet the requirement is a public house, two bus stops and an electric vehicle charging station.

- 8.2.2 The layout of the development and width of road design results in access to parking in all but 15 dwellings that is not wide enough for a lorry and car to pass.



## Development Control Committee Schedule 30/03/2021

8.2.3 The location is not part of an approved master-plan therefore the layout, access, parking, landscaping and community facilities cannot be in accordance with one. To meet noise requirements from the surrounding industrial units three sides of the development is enclosed by a high berm. This isolates This limits views out of the development giving it an isolated, cramped and enclosed feeling.

8.2.4 This makes the application non-compliant with SDC Local Plan Policy CP5, a material consideration carrying significant weight in the planning process.

8.3 SDC Local Plan Policy CP6 - Infrastructure and developer contributions states that:

'...4. Negotiating appropriate planning obligations to mitigate any adverse impacts of proposed development – while avoiding duplication of payments made through CIL. Where implementation of a development would create a need to provide additional or improved infrastructure and amenities, would have an impact on the existing standard of infrastructure provided, or would exacerbate an existing deficiency in their provision, the developer will be expected to make up that provision for those local communities affected. Where the developer is unable to make such provision, the Council will require the developer to make a proportionate contribution to the overall cost of such provision through a legal agreement and/or Community Infrastructure Levy...'

8.3.1 The application states that developer contributions would not be acceptable as the development would be unviable. Quedgeley Town Council has already requested infrastructure contributions. It would be unacceptable, and unfair to other developments, for the Planning Authority not to agree contributions should they feel inclined to permit this development.

As it stands, this makes the application non-compliant with SDC Local Plan Policy CP6, a material consideration carrying significant weight in the planning process.

8.4 SDC Local Plan Policy CP7 Lifetime communities' states that '...To ensure that new housing development contributes to the provision of sustainable and inclusive communities (including the provision of community facilities) in the District, developers will need to clearly demonstrate how major housing development will contribute to meeting identified long term needs in those communities the development relates to...'

The District housing needs are identified in the SDC Local Plan supporting evidence whilst the Hardwicke Neighbourhood Development Plan - Future Housing Needs Assessment concludes that the growing need is for housing for the aging population. The application does nothing to identify how it contributes to the lifetime community's policy. This makes the application non-compliant with SDC Local Plan Policy CP7, a material consideration carrying significant weight in the planning process.

8.5 SDC Local Plan Policy CP8 New housing development states that '...New housing development must be well designed to address local housing needs, incorporating a range of different types, tenures and sizes of housing, to create mixed communities...'



## Development Control Committee Schedule 30/03/2021

8.5.1 The application does not explain how the development intends to meet the identified housing needs for the District or Hardwicke community. This makes the application non-compliant with SDC Local Plan Policy CP8, a material consideration carrying significant weight in the planning process.

8.6 SDC Local Plan Policy CP9 Affordable housing states that '...There is an overall unadjusted need for affordable housing of 446 dwellings per annum. Planning permission will be granted for residential (including extra care) development providing an appropriate density that is acceptable in townscape, local environment, character and amenity terms, dwelling types, tenures and sizes seamlessly integrated with existing development or proposed mixed-use development.'

'...All residential proposals of at least 4 dwellings (net) or capable of providing 4 dwellings (net) covering a net site area of at least 0.16 ha will provide at least 30% of the net units proposed as affordable dwellings, where viable...'

8.6.1 The application states that the developer cannot contribute affordable housing on viability grounds but provides no evidence of the exceptions stated. The continued deferral by the Planning Authority of affordable housing quotas is causing a backlog of affordable housing in the local area that affects the ability of families to remain in their own neighbourhoods. This makes the application non-compliant with SDC Local Plan Policy CP9, a material consideration carrying significant weight in the planning process.

8.7 SDC Local Plan Policy CP11 Economic growth and strategic employment needs states that '...Employment sites will be provided in order to increase the range and choice of sites available and to address the self-containment of settlements in terms of homes / jobs balance.

Existing employment sites will be safeguarded unless new proposals are put forward that intensify the employment use of the site, supported by enabling development as set out in other policies in the Local Plan...'

8.7.1 Key Employment site EK13 identifies Hunts Grove/Quadrant Distribution Centre as a key employment site to provide work for areas around Hardwicke and particularly for Hunts Grove. We are just three years into the SDC Local Plan 2015. The residential part of the HG development is less than a third complete. The need for local employment can only grow with the development and with 13 years to completion there is plenty of time for the market to change. If the land is released for residential then it cannot be reversed. This makes the application non-compliant with SDC Local Plan Policy CP11, a material consideration carrying significant weight in the planning process.



## Development Control Committee Schedule 30/03/2021

- 8.8 SDC Local Plan Policy CP13 Travel and transport states that ‘...Proposals for major schemes, as defined by the Town and Country Planning (Development Management procedure) (England) Order 2010, will be supported where they:
1. Provide for a variety of forms of transport as alternatives to the car to allow more sustainable choices
  2. Improve the existing infrastructure network, including road, rail and bus, facilities for pedestrians and cyclists, including provision for those with reduced mobility, and other users
  3. Mitigate any significant adverse effects upon the transport network that arise from the development proposed. In all development cases, schemes shall:
    - i) be located where there are, or will be, at the time of development, choices in the mode of transport available and which minimise the distance people need to travel
    - ii) provide appropriate vehicular parking, having regard to car ownership and the Council’s adopted standards
    - iii) not be detrimental to and, where possible, enhance road safety and
    - iv) not cause or contribute to significant highway problems or lead to traffic related environmental problems.

Development proposals shall be consistent with and contribute to the implementation of the agreed transport strategy, set out in the Gloucestershire Local Transport Plan...’

8.8.1 The proposal makes no additional alternative form of transport to the car; offers no improvements to existing infrastructure network and the Highways Agency has deemed that the development will add significantly to the strategic highway. Access to the site will be a road designed for use to industrial units. Such a mix of industrial and residential traffic on Marconi Road has caused considerable road safety problems for Hunts Grove Phase 1 residents.

8.8.2 This makes the application non-compliant with SDC Local Plan Policy CP13, a material consideration carrying significant weight in the planning process.

SDC Local Plan Policy E11 - Key Employment Sites states that ‘...The key employment sites listed below will be retained for B Class Uses. Redevelopment for alternative uses or changes of use from employment use will not be permitted on these sites.

EK12 Hardwicke Quedgeley West  
EK13 Hardwicke Hunts Grove/Quadrant Distribution Centre...’

The policy is unequivocal, changes of use from employment will not be permitted. This makes the application non-compliant with SDC Local Plan Policy E11, a material consideration carrying significant weight in the planning process.



## Development Control Committee Schedule 30/03/2021

- 8.9 SDC Local Plan Policy EI12 - Transport Choice - Delivering Transport Infrastructure states that ‘...All development proposals should have full regard to the traffic impact on the local highway network. Major development proposals, or those that are likely to have a significant impact on the local transport network, will be required to submit a Transport Assessment as well as a Travel Plan, to demonstrate that they have fully considered access by all modes of transport...’
- 8.9.1 The Travel Assessment submitted has numerous discrepancies and the Travel Plan content fails to meet NPPF recommendations. Highways England have made their position clear that ‘...In terms of M5 J12, recent surveys show existing concerns with the southbound off-slip during weekday peak hours, with queues already extending onto the mainline. In accordance with paragraphs 9 and 10 of DfT Circular 02/2013, Highways England takes the view that any development trips adding to an off-slip, which then results in mainline queuing; or extends an existing mainline queue; and/or increases the frequency at which a mainline queue occurs, to be a severe safety impact...’.
- 8.9.2 Whilst the application has no flow pattern analysis supporting M5 J12 it seems inconceivable that this development would not contribute to the current problems at that junction. This makes the application non-compliant with SDC Local Plan Policy EI12, a material consideration carrying significant weight in the planning process.
- 8.10 SDC Local Plan Policy ES3 Quality of Life within Environmental Limits states that ‘...Permission will not be granted to any development which would be likely to lead to, or result in an unacceptable level of...’ ‘...5. A detrimental impact on highway safety...’
- 8.10.1 For the reasons stated previously regarding detrimental impacts of the development on highway safety the application is non-compliant with SDC Local Plan Policy EI12, a material consideration carrying significant weight in the planning process.
- 9 Hardwicke Neighbourhood Development Plan
- 9.1 NPPF paragraph 30 states that ‘...Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non- strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently...’.
- 9.1.1 This ensures that local NDP policies to be applied when the equivalent Local Plan policies covering the area have been met.



## Development Control Committee Schedule 30/03/2021

9.2 Hardwicke Neighbourhood Development Plan Policy GEN1 Settlement Boundary states that ‘...Development proposals will be supported within the settlement boundary as shown on the policies map, on existing employment sites, and on sites allocated within the Stroud District Local Plan provided they meet the criteria set out in other policies in the Local Plan.

Outside the settlement boundary development appropriate to a rural area will be supported where it:

- meets the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- would represent the most viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- would re-use redundant and disused buildings and lead to an enhancement of their immediate settings; or
- would incorporate a dwelling of exceptional quality or innovative nature of design; or
- otherwise satisfies criteria set out in the development plan for development in rural areas...’

9.2.1 This development location is outside the settlement development boundary but is within a site allocated in the Local Plan, however the development fails to meet other policies in the Local Plan.

9.2.2 The development is not for rural workers; has no heritage assets; does not re-use redundant buildings; do not incorporate dwellings of exceptional quality or of an innovative nature. This makes the application non-compliant with the Hardwicke NDP Policy GEN1, a material consideration carrying significant weight in the planning process.

9.3 Hardwicke Neighbourhood Development Plan Policy HOU3 – Dwelling Mix states that ‘...All new housing developments should provide and demonstrate an appropriate mix of dwelling types and sizes to meet the needs of current and future households in Hardwicke...’

9.3.1 Hardwicke Neighbourhood Development Plan - Future Housing Needs Assessment identified future housing needs in Hardwicke. Full cognisance was afforded to The Planning Advice Service (PAS) Neighbourhood Planning Advice Note titled ‘Housing Needs Assessment for Neighbourhood Plans’ throughout the housing assessment and is compliant with its requirements. The application does not address the conclusions of the assessment making it non-compliant with the Hardwicke NDP Policy HOU3, a material consideration carrying significant weight in the planning process.

9.4 Hardwicke Neighbourhood Development Plan Policy EC2 Existing Employment states ‘...Insofar as planning permission is required, proposals for the change of use of existing business premises to other non-employment use classes will not be supported...’



## Development Control Committee Schedule 30/03/2021

9.4.1 The site is allocated for employment as part of the Hunts Grove and wider Stroud District employment strategy. We are just three years into the SDC Local Plan. The residential part of the HG development is less than a third complete. The need for local employment can only grow with the development and with 13 years to completion there is plenty of time for the market to change. If the land is released for residential then it cannot be reversed. This makes the application non-compliant with SDC Local Plan Policy EC1, a material consideration carrying significant weight in the planning process.

**Quedgeley Town Council:** Neither support or object.

Wish to see a S106 or community infrastructure levy to mitigate the impact this development will have in Quedgeley.

### **Natural England:**

Further Information Required to determine impacts on designated sites – HRA Stage 2 appropriate assessment required

As submitted, the application could have potential significant effects on the Cotswold Beechwoods's Special Area of Conservation (SAC). Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation.

The following information is required:

Further consideration needs to be given to measures to offset recreation pressure on the Cotswold Beechwoods SAC. Relevant measures include on-site green and open space and/or access to offsite open space resources and new homeowner's information packs. A developer contribution may be appropriate to secure delivery of suitable measures. Consistent with the recent 'People over Wind' ruling<sup>1</sup> we advise the Council to undertake an appropriate assessment.

Without this information, Natural England may need to object to the proposal.

### **Natural England Revised comment:**

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

### **SUMMARY OF NATURAL ENGLAND'S ADVICE NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED**

We consider that without appropriate mitigation the application would:

- have an adverse effect on the integrity of the Cotswold Beechwoods Special Area of Conservation (SAC).
- damage or destroy the interest features for which the Cotswold Commons and Beechwoods Site of Special Scientific Interest and National Nature Reserve (NNR) have been notified.



## **Development Control Committee Schedule 30/03/2021**

In order to mitigate these adverse effects and make the development acceptable, the mitigation options described in the Council's appropriate assessment report should be secured. We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Further advice on mitigation Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with Regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any permission given.

Homeowner information pack Content - We note and agree with the Council's biodiversity officer comments on the objectives and content to be addressed in the HIP. We would add that the homeowner information pack should include suitable information to acknowledge the woodland SAC's location within the wider Cotswold Commons and Beechwoods SSSI (please see below). A holistic approach should be taken to ensure the sensitivities of the site as a whole are communicated clearly.

In terms of format the Homeowner Information Pack should present information describing informal recreation opportunities in the following sequence:

- Public space on your doorstep
- Public space a short drive away by car or bus
- Further afield – e.g. The wider Cotswolds Area of Outstanding Natural Beauty (AONB), the Severn Estuary, the Forest of Dean.

The proposed HIP leaflet for Hunts Grove, Quedgeley (produced by Crest Nicholson. Gloucester City Council and FPCR provides a useful example).

Sites of Special Scientific Interest (SSSI) The Cotswold Beechwoods SAC partially coincides with the Cotswold Commons and Beechwoods SSSI and National Nature Reserve (NNR). Provided the mitigation measures for the SAC are secured as part of planning approval we do not anticipate adverse effects on the SSSI's notified features.



## Development Control Committee Schedule 30/03/2021

### Highways England:

Highways England understands the application site is identified as a key employment site in the adopted Stroud Local Plan (ref: EK13 – Hunts Grove/Quadrant Distribution Centre), which is afforded protection for traditional employment uses (B Class uses) under Policy EI1. Policy EI1 (Key Employment Sites) seeks to retained identified sites (including the application site) for B Class employment use, stating: 'Redevelopment for alternative uses or changes of use from employment use will not be permitted on these sites'. This protection is repeated in the Neighbourhood Plan.

Whilst allocated for employment, the site does not comprise an extant consent for development and as such, Highways England would not be able to take account of any extant employment development trips, when considering its trip generation potential in a TA.

### Proposals

Despite the site being earmarked for employment land uses in the Stroud Local Plan, it is understood that the applicant has been unsuccessful in securing commercial interest. Residential dwellings are now being promoted for the site and form the basis of the outline planning application submission. The development proposals include 160 dwellings comprising 53 two-bed, 83 three-bed, 6 four-bed, 6 five-bed houses and 12 flats.

### Trip Generation

Proposed vehicular trip rates have been derived from traffic surveys at the adjacent Hunts Grove site, with surveys sampling roads consisting 350 mixed dwellings. This site is believed to be a comparable size to that proposed, and similar in terms of its location and access to public transport provision.

The surveys identify a two-way vehicle trip rate of 0.646 (AM) and 0.591 (PM), generating two-way vehicle trips of 103 (AM) and 94 (PM) for the 160 dwelling proposals. Highways England accepts the trip rates and trip generation presented.

Highways England does not accept that employment development trips can be 'netted off' from those proposed by the new residential proposals based on the sites allocation in the Local Plan. The employment land uses do not have an extant consent and no development could be constructed without a planning application submission.

### Trip Distribution / Assignment

MA have utilised 2011 'journey to work' Census data to determine the distribution of development trips using the 'Gloucester 015' Middle Super Output Area (MSOA). Journey planning software has then been used to identify the likely routes used by drivers in travelling from the site to places of employment.

Highways England has undertaken its own trip distribution and assignment to compare against these results and believes the results to be suitable. Highways England accepted the results presented by MA.

The development is predicted to place 54.2% of development trips through the Cross Keys roundabout in each peak hour, with the majority 50% continuing to M5 J12. For the



## **Development Control Committee Schedule 30/03/2021**

development proposals, 51 two-way trips per hour are shown to travel via M5 J12 in the AM peak and 48 two-way trips per hour doing the same in the PM peak. The MA TA does not provide information regarding development trip turning movements at M5 J12 itself.

### **Traffic Impact**

The MA TA does not include any capacity assessments detailing development traffic impacts on M5 J12.

Associated with the proposals, Highways England would require the applicant to determine the developments traffic impact on M5 J12 and the nearby A38/B4008 'Cross Keys' junction through capacity assessment. Whilst the 'Cross Keys' junction does not form part of the SRN, Highways England is aware of queue interactions between these two junctions, which have consequences for the operation of M5 J12.

Regarding M5 J12, Highways England is currently aware of existing capacity issues at the junction, with recent surveys revealing vehicle queues on the M5 southbound off-slip extending onto the mainline. The surveys are further supported by 'Watchman Report' findings, which monitor the performance and operation of the SRN in the southwest region. Highways England continues to receive HAILS (external correspondence) regarding queues at the junction, including an MP inquiry raising mainline queuing in this location as a safety concern for the travelling public.

Highways England draws your attention to Paragraph 9 and 10 of Circular 02/2013 which refers to development proposals being unacceptable, by virtue of a severe impact, if they increase demand for use of a section of the network that is already operating over-capacity or cannot be safely accommodated within the existing infrastructure provision, unless suitable mitigation is agreed. Given that M5 J12 is already operating at capacity, any additional trips generated by the 160 residential dwellings adding to the sensitive movement at J12 (SB off-slip) will be considered to be a severe / significant safety impact.

As capacity assessments have not been provided with the TA, these should be prepared and presented for Highways England to review. The traffic model used in the assessment should be capable of considering the interaction of both junctions together. Highways England have a recently validated S-Paramics model which covers both junctions and the wider network. This is currently being developed to include GCC's Cross Keys roundabout scheme. Once complete, the model can be made available for the purposes of assessing the traffic impact of the development.

Traffic scenarios should be presented for an 'opening' and 'forecast' year, which must include development traffic associated with the FULL development proposals, taking account of background and committed development traffic. Highways England can advise on the traffic scenarios if requested.



## Development Control Committee Schedule 30/03/2021

### Committed Developments & Infrastructure Schemes

Highways England is currently aware of a number of committed developments and infrastructure schemes that relate to M5 J12 and the Cross Keys roundabout, which should form a 'baseline position' for 'opening year' capacity assessments presented in a TA. The local planning authority should be consulted to agree this list, although Highways England is aware of the following key sites that should be included:

- Quedgeley East Business Park (Ref: S.16/1724/OUT);
- Marconi Drive, Quedgeley (Ref: S.16/2793/OUT);
- Bristol Road, Hardwicke (Ref: S.16/2793/OUT);
- Development still to be built out associated with the Hunts Grove Proposals (Ref: S.06/1429/OUT)

In addition to committed developments, a series of committed infrastructure schemes are planned to come forward separately or linked to the delivery of committed developments. These include:

- M5 J12 southbound off-slip improvements. See the Phil Jones Associates Drawing ref: 02644-01-1 Rev B titled 'M5 Junction 12 Interim Mitigation Scheme – General Overall Layout';
- An improvement scheme identified for B4008 / A38 Cross Keys Roundabout, as shown in the Amey Consulting / Gloucestershire County Council Drawing Ref: C291.01 Rev P01.12;
- New A38/B4008 Access Junction to Hunts Grove.

### Travel Planning

A Travel Plan (Framework) has been prepared by MA to encourage sustainable travel and discourage the use of single occupancy vehicles generated by the development. A full Travel Plan will be prepared at a later stage of the sites occupation. Currently, the Travel Plan seeks to achieve a target of reducing single occupancy car trips by 10% over 5 years, from baseline traffic surveys undertaken when 25% of the development is occupied.

The measures identified to achieve this mode split include:

- A Travel Plan Coordinator (TPC) will be appointed to implement, manage and monitor the Travel Plan;
- A display board will provide information on sustainable travel modes to local residents;
- Travel Welcome Packs will be provided to the occupants of each dwelling and contain information of the sustainable travel options available to users;
- The TPC will organise events for residents including meetings whereby travel arrangements will be discussed

The TPC will also prepare an Annual Review Report (ARR) for submission to Gloucestershire County Council detailing the success of the Travel Plan against targets.



## Development Control Committee Schedule 30/03/2021

While the travel planning proposals may have benefit in terms of encouraging modal shift for local trips, Highways England is not convinced that the range of measures identified in the Travel Plan would realistically affect a reduction in car journeys that would otherwise travel on the SRN. The Travel Plan largely includes dissemination of information relating to walk and cycle, which may benefit journeys made to Gloucester City Centre and neighbouring amenities but are unlikely to reduce car trips traveling through M5 J12.

Highways England is unable to take account of any mode shift potential for the SRN, based on the current Travel Plan presented.

### Conclusion

Highways England has undertaken a review of the MA TA and supporting documents and requests that capacity assessment is undertaken for M5 J12 and the Cross Keys Roundabout (as a single corridor traffic model). At this time, Highways England is unable to determine the traffic impact of the development proposals on the SRN. However, given that M5 J12 already experiences mainline queueing on the SB off-slip, the presumption is a severe / significant impact.

Based on the above comments, Highways England's recommendation is set out below.

### Recommendation

Stroud District Council should not grant planning permission for the development proposals (Ref: S.18/1947/OUT) for a period of 6 months.

Reason: To provide the applicant sufficient time to address Highways England's outstanding concerns regarding the operation and safety of the SRN i.e. M5 J12.

### Highways England Revised comments

Highways England understands the application site (EK13 – Hunts Grove/Quadrant Distribution Centre) is afforded protection for traditional employment uses (B Class uses) under Policy E11. Policy E11 (Key Employment Sites) seeks to retain identified sites (including the application site) for B Class employment use, stating: 'Redevelopment for alternative uses or changes of use from employment use will not be permitted on these sites'. This protection is repeated in the Neighbourhood Plan.

The site does not benefit from an extant planning consent.

### Proposals

Despite being afforded protection for employment land uses in the Stroud Local Plan, it is understood that the applicant has been unsuccessful in securing commercial interest for the site. Proposals for 160 residential dwellings are now being pursued, comprising 53 two-bed, 83 three-bed, 6 four-bed, 6 five-bed houses and 12 flats.



## **Development Control Committee Schedule 30/03/2021**

### **Trip Generation**

Proposed vehicular trip rates have been derived from traffic surveys sampling 350 mixed dwellings on the adjacent Hunts Grove site. This site is believed to be a comparable size and similar in terms of its location and access to public transport provision. As such, Highways England accepted this approach to identify peak hour trip rates and trip generation.

The surveys identify a two-way vehicle trip rate of 0.646 (AM) and 0.591 (PM), generating two-way vehicle trips of 103 (AM) and 94 (PM) for the 160 dwelling proposals.

### **Trip Distribution / Assignment**

MA have utilised 2011 'journey to work' Census data to determine the distribution of development trips using the 'Gloucester 015' Middle Super Output Area (MSOA). Journey planning software has been used to inform how development trips assign over the strategic and local highway network.

The results predicted 54.2% of development trips would travel through the Cross Keys roundabout in each peak hour, with 50% continuing to M5 J12. For the development proposals, 51 two-way trips (AM) and 48 two-way trips (PM) are shown to travel through M5 J12.

### **Traffic Impact**

Highways England is aware of existing capacity issues at M5 J12, with recent surveys revealing vehicle queues on the M5 off-slips extending onto the mainline. These findings are supported by 'Watchman Report' findings and police HAILS (external correspondence) raising the issue of mainline queuing at M5 J12.

Considering paragraph 9 and 10 of Circular 02/2013, development proposals are considered to be unacceptable, by virtue of a severe impact, if they increase demand for use of a section of the network that is already operating over-capacity or cannot be safely accommodated within the existing infrastructure provision, unless suitable mitigation is agreed. With the M5 off-slips already operating above capacity and reports of mainline queuing, any additional trips adding to these sensitive movements will be treated as being an unacceptable impact on highway safety.

Whilst the 'Cross Keys' junction does not form part of the SRN, Highways England is aware of queue interactions between Cross Keys junction and M5 J12. The inclusion of additional development trips on the Cross Keys junction, will also be a concern for Highways England if they cause queues to extend back to J12 and impact on the operation and safety of the junction.

Utilising the PJA VISSIM model created and used to test traffic impacts for the Quedgeley East Business Park (QEBP) proposals (Ref: S.16/1724/OUT), MA have tested a 2021 base and committed development scenario and compared the results to the same, with the addition of proposed development trips. As a further check on these results, Highways England has run the development traffic through Highway England's own recently completed M5 J12-14 Paramics Discovery model, which comprises all committed developments and infrastructure envisaged for the year 2021. This includes a St Modwen identified improvement to the M5 Southbound off-slip and a part signal-controlled junction scheme being delivered by Gloucestershire County Council at Cross Keys.



## **Development Control Committee Schedule 30/03/2021**

The modelling results show that without committed infrastructure, the development proposals would add to existing mainline queues predicted on both the NB and SB off-slips in 2021 resulting in significant congestion and unacceptable highway safety impacts. However, with the committed development and schemes in place, vehicle queues are not shown to extend beyond the M5 off-slips. The impact of proposed development on the SRN is therefore considered to be acceptable, subject to committed infrastructure being in place. As such, the committed improvement schemes already identified, would need to be in place before any proposed development traffic could be occupied. It is therefore recommended that suitable conditions are attached to any planning permission that may be granted to ensure that the development cannot be brought into use until such time as the necessary highway schemes are in place and open to traffic. This approach is consistent with Highways England's planning responses on other recent planning applications which place development trips on M5 J12.

**Highways England recommends that conditions be attached to any planning permission granted (Ref: S.18/1947/OUT):**

### Highways England - Condition 1

The development proposals hereby approved shall not be brought into use, unless or until the improvement scheme identified for M5 Junction 12, as shown in the Phil Jones Associates Drawing ref: 02644-01-1 Rev B titled 'M5 Junction 12 Interim Mitigation Scheme – General Overall Layout' has been completed to the satisfaction of the Local Planning Authority (in consultation with Highways England) and is open to traffic\*1.

#### Reason:

To off-set development traffic impacts at M5 J12. To ensure the safe and efficient operation of the SRN.

### Highways England - Condition 2

The development proposals hereby approved shall not be brought into use, unless or until the improvement scheme identified for B4008 / A38 Cross Keys Roundabout, as shown in the Amey Consulting / Gloucestershire County Council Drawing Ref: C291.01 Rev P01.12 together with the signalisation of the B4008 northbound approach and the A38 southbound approach or an alternative scheme which is equally acceptable to Gloucestershire County Council and Highways England, has been completed to the satisfaction of the Local Planning Authority (in consultation with Highways England) and is open to traffic.

#### Reason:

The Cross Keys improvement and signalisation scheme is necessary to mitigate the traffic impacts of the development which would otherwise cause vehicle queues to extend south on the B4008 from this junction and interact with M5 J12. To ensure the safe and efficient operation of the SRN.



## Development Control Committee Schedule 30/03/2021

### **GCC Archaeology:**

I advise that I have checked the proposed development area against the County Historic Environment Record and there is no archaeology known at this location. In addition, I note that the majority of the land has been the subject of widespread previous development which is likely to have truncated or destroyed any archaeology which may once have been present.

While the northern portion of the application site contains an area which does not appear to have been previously constructed upon, this land is adjacent to Gateway 12 Business Park, where investigation has found little of archaeological significance.

For the above reasons it is my view that this development proposal has low potential to have an adverse impact on archaeological remains.

Therefore, I recommend that no archaeological investigation or recording should be required in connection with this scheme.

I have no further observations.

### **GCC as LLFA:**

The developer proposes to use a Sustainable Drainage System to manage surface water runoff from the development however with no supporting evidence in the form of modelled rainfall data calculations. It is not possible to determine whether there is adequate space on the site to achieve this objective. The Design and access statement refers to attenuation features allowing gradual release into the soil. In reality there is more likely to be a controlled discharge into the Shorn Brook as infiltration is unlikely to be adequate in an area of blue lias clays without attenuation areas significantly larger than those indicated. While this is only an outline application it is necessary to determine whether the proportion of space provided for water management is adequate as it may affect the space available for the overall housing numbers.

### **GCC as LLFA Revised comment:**

The Flood Risk Assessment addresses all the issues raised in my previous letter and I therefore have no objection to this proposal provided it is conditioned to manage the final detailed surface water drainage design as follows:

Condition: No development shall commence on site until a detailed surface water design strategy and timetable of implementation for the surface water drainage strategy as presented in the Land off Davy Way, Quedgeley, Flood Risk Assessment v2.0, 21st August 2018, published by JBA Consulting, has been submitted to and approved in writing by the Local Planning Authority. The detail must demonstrate the technical 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 occupation.



## **Development Control Committee Schedule 30/03/2021**

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: No development shall be brought in to occupation 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.

### **GCC Minerals & Waste Policy**

All major planning applications (10 or more dwellings, residential sites of 0.5ha or more and other development in excess of 1,000m<sup>2</sup> or over 1ha) should be accompanied by an appropriately detailed Waste Minimisation Statement (WMS).

The production of a WMS is a specific requirement of the development plan for Gloucestershire as set out under WCS Core Policy 02 – Waste Reduction. It is needed to show how waste arising during the demolition (including site preparation), construction and occupation of development will be minimised and managed, and how recycling during the occupational life of the development will be provided for.

Full policy text and supporting information for WCS Core Policy 02 – Waste Reduction can be obtained online at: - <http://www.gloucestershire.gov.uk/planning-and-environment/planning-policy/gloucestershire-waste-core-strategy/>.

To support applicants preparing planning applications and assist decision makers in their consideration of waste minimisation matters, local guidance has been published – Gloucestershire Supplementary Planning Document: Waste Minimisation in Development Projects (WM-SPD).

The WM-SPD can be obtained online at: - <http://www.gloucestershire.gov.uk/planning-and-environment/planning-policy/waste-minimisation-in-development-projects-spd/>.

Please note that a WMS is not the same as a voluntary Site Waste Management Plan (SWMP), although much of the information required for both is very similar. A significant difference of a WMS is the need to consider waste minimisation commitments, which go beyond the construction phase.



## Development Control Committee Schedule 30/03/2021

Where decision makers are satisfied that the waste minimisation matters of a particular proposal have and / or will be sufficiently addressed in accordance with WCS Core Policy 02 – Waste Reduction, the advice of the M&WPA is to attach relevant conditions to any subsequent planning approval that may materialise. Examples of conditions for outline, full and reserved matters applications can be found in Appendix F of the WM-SPD.

Not engaging or providing insufficient information in respect of waste minimisation matters could put at risk the acceptability of proposed development. The failure to address waste minimisation may be a reasonable ground for a decision maker to refuse planning permission.

### **GCC Economic Growth & Strategic Planning** Revised comments:

**SUMMARY:** S106 Developer Contributions - for S.18/1947/OUT Land At Quadrant Distribution Centre, Quadrant Way  
Pre-school Pupil Yield 48.00 £724,368.00  
Primary Pupil Yield 65.60 £989,969.60  
Secondary Pupil Yield 49.60 £1,028,691.20

**Early Years:** The site is very close to two planning areas, GCC has therefore looked at the data for both areas, the combined summary of the current EY population and places available are below. You will find more detail on the EY tab of the attached spreadsheet (first attachment here). Please note GCC has included the out of school/holiday club places as this is part of the collected data, but a significant proportion of these will not be registered to take 0-4 year olds. You can see from the data the relevant population is significantly higher than the current number of places available.

**EY Summary of combined Primary Planning Area Data**  
Combined number 0 - 4 year olds: 2042  
Combined number of childminder & day care places: 911  
Total number of childcare and Out of School places combined 1572

GCC would require a full EY contribution naming both Quedgeley South East and Quedgeley Primary Planning Areas to extend the EY offer in the area to address any shortfalls and meet parental requirements. GCC has a statutory duty to ensure there are sufficient early years places in an area, it is very likely that families will require and seek their entitlement to 30 hours of free childcare close to home. Alternatively, GCC would be willing to consider a proposal for the developer to provide an appropriately sized facility in the area as part of the S106 agreement, completed to the standard required for OFSTED registration and delivery of EY places.



## Development Control Committee Schedule 30/03/2021

Also again as stated in the consultation response: -

Primary: The nearest primary school was built as 2FE to meet the needs of phase 1 of the Hunts Grove development, the site cannot be expanded. A further 1 FE is forecast to be required for phase 2. We will therefore request a full primary contribution towards the provision of the additional places generated by this development. The two local primary planning areas are named as further study will be required to determine the most suitable location.

Secondary: The catchment secondary school is full, forecast to remain full and cannot be expanded further. GCC will require a full secondary contribution for the Gloucester Secondary Planning Area.

Libraries: As stated in the consultation response the nearest library to S.18/1947/OUT, Land at Quadrant Distribution Centre, Quadrant Way, Hardwicke is Quedgeley library. The contribution would be used to extend public access to services through improvements to the building, stock, IT and digital technology. The library contribution that is required for this proposed development S.18/1947/OUT, Land at Quadrant Distribution Centre, Quadrant Way, Hardwicke is £31,360.

### **GCC Economic Growth & Strategic Planning** Revised comments:

In November 2019 GCC updated its calculation of the numbers of pupils generated by new housing developments, following a population forecasting study of new dwellings built in Gloucestershire, which was published on our website at <https://www.gloucestershire.gov.uk/media/2100485/gloucestershire-new-build-ppr-reportfinal.pdf>. It has recently come to our attention that the research on Post 16 school places was based upon three year groups of children, including 19 year olds, rather than two year groups of 16-18 year olds. This means that the calculator of 11 additional Post 16 pupils per 100 qualifying dwellings shown in Table 11 of the report should be reduced to 7 additional Post 16 pupils per 100 qualifying dwellings. I would like to clarify that there are no concerns with the methodology used by our consultants in the calculation of these figures, this was due to an oversight in GCC's specification of the survey questionnaire which should have clearly set out two year groups.

We apologise for this error and we are taking the earliest opportunity to correct all requests for contributions towards Post 16 places that have been made between November 2019 and September 2020. We confirm that this error related only to the calculation of Post 16 places, and that calculations for the number of primary school and secondary school 11-16 year old places remain unchanged.

We responded to a planning application consultation for Quadrant Way Hardwick (Reference S.18/1947/OUT) and requested a S106 financial contribution towards the provision of additional school places for Post 16 pupils. This application for 160 qualifying dwellings was calculated to generate a requirement for 17.6 additional Post 16 places and we requested a contribution of £405,011.20.



## Development Control Committee Schedule 30/03/2021

Consequently, we now calculate that this application for 160 qualifying dwellings is forecast to generate a requirement for 11.2 additional Post 16 places and a reduced contribution of £257,734.40 towards providing them.

### **SDC Environmental Health:**

I would make the following recommendations in respect of this application: -

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

2. The proposed residential units shall be designed to meet the following indoor ambient noise levels contained in British Standard 8233:2014 (or later versions) which currently require: - Living Rooms and Bedrooms 35 dB LAeq,16hour between 07:00 and 23:00 Dining Rooms 40 dB LAeq,16hour between 07:00 and 23:00 Bedrooms 30 dB LAeq,8hour between 23:00 and 07:00 In external amenity spaces, levels should not exceed 55 dB LAeq,16hour between 07:00 and 23:00.

3. Prior to commencement of the development, the applicant shall submit to the LPA for approval a detailed scheme specifying the mitigation measures to be provided as proposed within section 5 (page 16) of the submitted ITP Energised Noise Impact Assessment V2.

4. Prior to occupation of the residential units, a pre-occupation validation noise survey shall be conducted in order to demonstrate compliance with the requirements set out in condition 2 above and a consequent report by a competent acoustic assessor should be submitted to the Local Planning Authority to demonstrate that the standards required under BS 8233:2014 have been achieved.

5. Prior to commencement of the development, a Dust Management Plan covering the preparation and construction phase of the development [in line with the recommendations set out in section 6 of the Royal Haskoning DHV Air Quality Assessment (Ref: PB8217I&BRP1806200925, dated 27/06/18). shall be submitted to the LPA for approval.

### **SDC Water Resources Engineer:**

As this is a major development site (10 or more properties or over 1 hectare) it is being dealt with by the County Council and any comments will come from their Flood Defence Team.

**SDC Water Resources Engineer:** Revised comment: No observations.



## Development Control Committee Schedule 30/03/2021

### **SDC Senior Contaminated Land Officer:**

I have read the submitted Phase 1 report and concur that a full site investigation is required. As such, please attach the full contaminated land condition to any permission granted.

The development hereby permitted shall not begin until a scheme to deal with ground contamination, controlled waters and/or ground gas has been submitted to and approved by the Local Planning Authority. The scheme shall include all of the following measures, unless the Local Planning Authority dispenses with any such requirement specifically in writing: -

1. A Phase I site investigation carried out by a competent person to include a desk study, site walkover, the production of a site conceptual model and a human health and environmental risk assessment, undertaken in accordance with BS 10175:2011 Investigation of Potentially Contaminated Sites – Code of Practice.

2. If identified as required by the above approved Phase 1 site investigation report, a Phase II intrusive investigation report detailing all investigative works and sampling on site, together with the results of the analysis, undertaken in accordance with BS 10175:2011 Investigation of Potentially Contaminated Sites – Code of Practice. Where required, the report shall include a detailed quantitative human health and environmental risk assessment.

3. If identified as required by the above approved Phase II intrusive investigation report, a remediation scheme detailing how the remediation will be undertaken, what methods will be used and what is to be achieved. A clear end-point of the remediation should be stated, such as site contaminant levels or a risk management action, as well as how this will be validated. Any ongoing monitoring should also be outlined. No deviation shall be made from this scheme without prior written approval from the Local Planning Authority.

No part of the development hereby permitted shall be occupied until: -

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

5. A verification report detailing the remediation works undertaken and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology has been submitted to, and approved by, the Local Planning Authority. Details of any post-remedial sampling and analysis to show that the site has reached the required clean-up criteria shall be included, together with the necessary documentation detailing what waste materials have been removed from the site. For further details, as to how to comply with this condition, please contact Katie Larner, Senior Contaminated Land Officer – tel: (01453) 754469.

Reason: To protect the health of future users of the site from any possible effects of contaminated land in accordance with the guidance within the NPPF, in particular, paragraph 120.



## Development Control Committee Schedule 30/03/2021

### **SDC Biodiversity Officer:** Final comments

#### Habitats Regulation Assessment:

This site falls in close proximity to the Cotswold Beechwoods Special Area of Conservation (also referred to as a Natura 2000 site) and as such is classed as a European Protected Site, which are afforded protection under the Conservation of Habitats and Species Regulations 2017 (as amended). The site is also notified at National level as The Cotswold Common and Beechwoods Site of Special Scientific Interest (SSSI). After carrying out a preliminary screening regarding this application SDC as the competent authority have determined, that there is potential that without appropriate mitigation the proposed new dwellings could result in negative effects to the European site through increased recreational pressure. Therefore, SDC as the competent authority has undertaken an Appropriate Assessment and has identified additional mitigation measures considered necessary to address the uncertainty of the proposal. As a result, a homeowner information pack (HIP) will need to be created for the new homeowners. This will need to be submitted to and agreed in writing by the Local Planning Authority, it will need to detail the ecological importance of the Cotswold Beechwoods, appropriate code of practice for using the woodlands and alternative local recreational sites.

#### Safeguarding Protected and Priority Species:

The results from the eDNA samples taken from the ponds confirmed the absence of great crested newts (GCN's) therefore, no further consideration for this species is required. However, the reptile survey did conclude that a small population of slow-worms and common lizards are present on site. To prevent deliberate harm to reptiles, a Reptile Species Protection Plan has been included within the report which outlines appropriate mitigation and compensation that needs to be adhered to and as such, the Biodiversity Team have recommended a compliance condition. Although mitigation is not required for GCNs the proposed reptile mitigation and enhancement features will improve the quality of the habitat for GCNs which should encourage GCNs to colonise the compensatory SUDs ponds. An Ecological Design Strategy and Landscape and Ecological Management Plan has been recommended to ensure that the site is ecologically enhanced by planting native and fruiting species which will support a diverse assemblage of insects which are valuable prey resources for both nesting birds, reptiles and bats. In addition, incorporating both bat and bird boxes will help to further connect this site to the wider ecological network including the Hunts Grove development. Specific emphasis has been placed on the reptile receptor area, the Biodiversity Team are keen to ensure this compensatory feature is fully functional and sustainable. The site has potential to support an array of species such as badgers, nesting birds, bats, reptiles, GCNs, otters and so forth and as result, the Biodiversity Team have recommended a Construction Ecological Management Plan to ensure that these protected and notable species are safeguarded from the development. In addition, the majority of these species are highly sensitive to artificial lighting subsequently, the Biodiversity Team recommend no lighting or a low level lighting scheme should be implemented during and after construction to avoid indirect disturbance to bats and other nocturnal animal species that may exploit local habitats.



## **Development Control Committee Schedule 30/03/2021**

Acceptable subject to the following conditions: Habitats Regulation Assessment: This site is approximately 6 km from the Cotswold Beechwoods SAC, Stroud District Council as the competent authority has to make a decision as to whether they feel that the proposed new dwellings will result in any likely significant effects to the integrity of the site or any of its qualifying features. It is recognised that mountain biking and dog walking are the activities that are considered most damaging to the habitat and qualifying features for which the woodland habitat is designated.

Due to the close proximity of the development to the European protected site it is highly likely the new residents will use the Cotswold Beechwoods for recreational purposes and may result in some indirect impacts to the qualifying features of the designated site. It is therefore recommended that prior to occupation, information is provided that details how this impact will be mitigated in the form of a homeowner information pack (HIP), explaining the importance of the SAC, code of practice for using the woodlands and alternative recreational opportunities in the local area.

### **REASON:**

The above homeowner information pack will ensure that the development does not significantly affect the Cotswold Beechwoods Special Area of Conservation, this enables SDC as the competent authority to discharge its statutory duty in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). Safeguarding Protected and Priority Species:

All works shall be carried out in full accordance with the recommendations contained in the Great Crested Newt and Reptile Survey Report, ITP Energised, dated September 2020 already submitted with the planning application and agreed in principle with the local planning authority prior to determination. Prior to occupation of the development written confirmation by a suitably qualified/experienced ecologist shall be submitted to and approved in writing by the local planning authority confirming that the recommendations made within the submitted report have been implemented in accordance with the report.

### **REASON:**

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

Prior to the commencement of works, an ecological design strategy (EDS) shall be submitted to, and be approved in writing by, the local planning authority addressing how the site will be ecologically enhanced and maintained. The EDS shall include the following: a) Details of planting, such as hedgerows, wildflower planting and establishment. b) Type and source of materials to be used where appropriate, e.g. native species of local provenance. c) Time table for implementation demonstrating that works are aligned with the proposed phasing of development. d) Details of bird and bat boxes, and hedgehog friendly fencing. e) Details of initial aftercare and long-term maintenance and persons responsible for the maintenance. The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.



## **Development Control Committee Schedule 30/03/2021**

### **REASON:**

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

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by the local planning authority prior to the commencement of the hereby permitted development. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed. b) Ecological trends and constraints on site that might influence management. c) Aims and objectives of management including those in relation to the reptile receptor areas. d) Appropriate management options for achieving aims and objectives including appropriate enhancement measures. e) Prescriptions for management actions. f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period). g) Details of the body or organization responsible for implementation of the plan. h) Ongoing monitoring and remedial measures. i) The LEMP shall also identify the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

### **REASON:**

To protect and enhance the site for biodiversity in accordance with paragraph 118 of the National Planning Policy Framework, Policy ES6 of the Stroud District Local Plan 2015 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

No works shall take place (including demolition, ground works, vegetation clearance) until a construction ecological management plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include, but not limited to the following: a) Risk assessment of potentially damaging construction activities b) Identification of "biodiversity protection zones" c) Details of deep excavations to be infilled or ramped access provided to prevent pitfall danger to mammals. d) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) e) The locations and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour after sunset) f) The timing during construction when ecological or environmental specialists need to be present on site to oversee works g) Responsible persons and lines of communication h) Safeguarding measures to prevent pollution entering the Shorn Brook including details of equipment, materials and waste storage i) The role and responsibilities on site of an ecological clerk of works (ECoW) or similar person, including prior to commencement checks for nesting birds. j) Use of protective fences, exclusion barriers and warning signs to ensure protection of badgers and otters. k)



## Development Control Committee Schedule 30/03/2021

Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

### REASON:

Insufficient information has been submitted to adequately demonstrate biodiversity is safeguarded as required by The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006.

Prior to the installation of external lighting for the development hereby approved, a lighting design strategy for biodiversity shall be submitted to and approved by the Local Planning Authority. The strategy will: a) identify the areas/features on site that are particularly sensitive for foraging bats; b) 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 will not disturb or prevent the above species using their commuter route. All external lighting shall be installed only in accordance with the specifications and locations set out in the strategy.

### REASON:

To maintain dark corridors for nocturnal wildlife in accordance with Local Plan Policy ES6.

### Public:

4 Support comment received:

This land has been for sale for many years, with no takers for industrial use. If used for industrial it is likely to be yet more warehouses which the surrounding area has a surplus of. These only provide low paid work often on short term contracts, and are not the type of employment the area needs. Would rather see this land used for housing rather than be continued to be left empty.

Proposed path connects with private drive in to Shorn Brook Close should be moved to the existing public footpath.

Please insist the builders provide something for the community.

2 Objection received:

Large number of houses at Hunts Grove are already being built. Are more needed?

This space would be much better utilised as a large gym/leisure centre or secondary school as there are none of these facilities south of the city to cater for the ever growing Quedgeley/ Hardwicke/ Kingsway areas. This would be more in keeping within the setting of the industrial area where this land is situated.

Highway impact of additional traffic on surrounding network.

A contribution towards the management company and facilities at Hunts Grove to maintain the protected open spaces and facilities in the area is required.



## Development Control Committee Schedule 30/03/2021

1 Neutral comment

Ecology – otter present in the area and otter mitigation should be considered.

Noise from existing adjacent commercial buildings needs to be addressed or it will have significant impact on the new residents wellbeing.

### **NATIONAL AND LOCAL PLANNING POLICIES**

National Planning Policy Framework 2.2.

Available to view at:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

Stroud District Local Plan.

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

[https://www.stroud.gov.uk/media/1455/stroud-district-local-plan\\_november-2015\\_low-res\\_for-web.pdf](https://www.stroud.gov.uk/media/1455/stroud-district-local-plan_november-2015_low-res_for-web.pdf)

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.

CP8 – New housing development.

CP9 – Affordable housing.

CP11 – New employment development.

CP13 – Demand management and sustainable travel measures.

CP14 – High quality sustainable development.

CP15 – A quality living and working countryside.

SA4 – Site allocation Hunts Grove extension.

EI1 – Key employment sites.

EI12 – Promoting transport choice and accessibility.

EI13 – Protecting and extending our cycle routes.

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.

ES12 – Better design of places.

ES14 – Provision of semi-natural and natural green space with new residential development.

ES15 – Provision of outdoor play space.

ES16 – Public art contribution.



## Development Control Committee Schedule 30/03/2021

The proposal should also be considered against the guidance laid out in:  
Residential Design Guide SPG (2000)  
Stroud District Landscape Assessment SPG (2000)  
Planning Obligations SPD (2017)

Following an independent Examination and Referendum, Stroud District Council adopted the Hardwicke Neighbourhood Plan on 19th October 2017. The Hardwicke Neighbourhood Plan now forms part of the Development Plan for this part of the District.

Hardwicke NDP policies considered for this application include:

- Policy GEN1 – Settlement Boundary
- Policy GEN3 – High Quality Inclusive Design
- Policy HOU2 – Providing well-designed Homes
- Policy HOU3 – Dwelling Mix
- Policy ENV1 – Environmental Assets
- Policy MTC3 – Health and Wellbeing
- Policy ENV2 – Landscape
- Policy ENV3 – Wildlife
- Policy CT1 – Parking
- Policy EC2 – Existing Employment

The application has a number of considerations which both cover the principle of development and the details of the proposed scheme which will be considered in turn below:

### **PRINCIPLE OF DEVELOPMENT**

The Local Plan has been adopted and full weight should be given to its contents, in accordance with paragraphs 12 and 15 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 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.

The housing requirement set out in the Local Plan is for the delivery of at least 11,400 new homes during the Plan period (2006-2031). Current monitoring data identifies a predicted supply in excess of 12,200 homes, with a mix of greenfield and brownfield land allocations and commitments and windfalls which will provide additional headroom. The Council can also demonstrate currently demonstrate more than a 5 year supply of housing.

The Council can therefore demonstrate that the Local Plan will meet all housing supply requirements and therefore that policies in the Local Plan are up-to-date.

The site forms part of the Hunts Grove/Quadrant Distribution Centre key employment area (EK13) which is identified and protected for B class commercial uses and where change of use away from employment uses would be contrary to policy.

The employment land requirement set out in the Local Plan is for the delivery of 58 hectares of additional employment land by 2031. The latest employment land monitoring (as of 31st



## **Development Control Committee Schedule 30/03/2021**

March 2020) indicates that whilst the net additional employment land supply is currently 63 ha. This is only a small surplus and does not take account of potential losses due to unimplemented permissions. It is therefore acknowledged that it is important to retain key employment land in B class uses to meet the Local Plan requirements.

The site also has the potential to contribute to the delivery of the overall Local Plan strategy for Hunts Grove and the Gloucester fringe by providing for local jobs within the wider employment hub at Hardwicke which would be in close proximity to new housing in other sites and allocations.

However, the Local Plan does recognise that viability considerations are important and are material considerations that could justify a departure from the development plan.

The application places great weight on demonstrating that the site is unviable for employment uses and that the site has been extensively marketed without serious interest due to the costs involved. Pre-application discussions have taken place on this proposal including regarding the applicants' viability concerns.

As outlined, the viability of the site as an employment use is a material consideration and the initial approaches required specialist input from the District Valuer (the DV) which is part of the Valuation Office at HMRC to assess the costs and figures.

The DV concluded that the enabling costs are equal to or exceed the values that it believes could be achieved and confirms that viability is a major issue. Therefore, development of the site for commercial development would show a negative land value which would not be viable or deliverable. With the economic climate the DV did not believe this would change in the short to medium term. It is not evident that the current economic climate given the impact of the pandemic has significantly altered since this assessment.

At the time of submission, the NPPF (2012) include paragraph 22 which specifically provide guidance that Local Planning Authorities should avoid "long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose". This was removed from the current NPPF, however, it still promotes an effective use of land which makes as much use as possible of previously-developed or 'brownfield' land. Paragraph 120 of the NPPF states that 'Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan ... applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.'

It should also be noted that the site was also allocated for employment use in the previous local plan 2003/2005 (ref: EK34) and this part of the site has not come forward.

Significant investment has already taken place in the wider site with the demolition of the original M.O.D. storage buildings including site clearance and remediation, provision of the main utility services and the road being provided. A phased approach has also already taken place with other areas of the site being development for commercial and employment uses.



## **Development Control Committee Schedule 30/03/2021**

The Applicant has also been open and transparent with the financial details even sharing the commercial sensitive viability figures with the Parish Council.

The applicant has been marketing the site since they acquired it and are an established commercial property company. The agent outlines that this has been since at least 2000 and whilst inquiries have been made with some progressing, none have come to full fruition. A query has been raised about the marketing from a local agent but no evidence has been provided to demonstrate that interest in the site has not be fully investigated.

The adjacent Hunts Grove employment land which has recently been developed is noted but a direct comparison is not possible given the additional constraints of the site.

Given the viability issues and the lack of interest there appears to be little prospect of this land coming forward as employment use. A potential residential scheme would make use of this brownfield land rather than undermining the need for and deliverability of employment land in the wider area which can be still be addressed by other nearby sites.

With the DV assessment Officers considered that the site is not viable as employment site and therefore consider the principle of a departure from the protected employment land within the Local Plan is justified.

### **DESIGN AND APPEARANCE**

Only indicative details have been submitted to show a representation of the likely design and appearance of the scheme. These show a landscaped bund towards the nearby commercial developments with the parameter plans showing the density and heights. These reduce away from the commercial development to reflect the character and transition towards the adjacent housing area of Hunts Grove. A maximum height of up to 3 storey reducing to 2 is proposed and is considered acceptable.

The indicative landscaping show planting and open space to provide a buffer and a softening of the boundary with the adjacent commercial areas. The edge of the Shorn Brook corridor to the south of the site could be also enhanced. The agent has provided an illustrative masterplan set within the masterplan of the wider Hunts Grove development to demonstrate how the scheme connections and relates to the surrounding area. Given the location being surrounded by development is considered the proposal will not have an adverse landscape impact.

Local Plan Policies CP7 and CP8 as well NDP Policy HOU3 seek developments to demonstrate that they will meet the identified long term need and take account of the District's housing needs. The indicative details submitted including the viability figures outline a mix of housing sizes with 53 two-bed, 83 three-bed, 6 four-bed, 6 five-bed houses & 12 flats. The Strategic Housing Market Assessment outlines the greatest need is for smaller dwellings with the indicative figures addressing this with a majority of 2 and 3 bed dwellings. As the scheme is only outline with all matters expect access being reserved, a condition is recommended to allow the housing mix to be considered as part of the reserved matters stage.



## **Development Control Committee Schedule 30/03/2021**

### **RESIDENTIAL AMENITY AND NOISE**

The site is located adjacent to commercial development with the existing commercial buildings of the Quadrant Distribution Centre to the West and Gateway 12 Business Park on Davy Way to the North and Northwest. The site also adjoins resident properties within an early phase of Hunts Grove who amenities also need to be protected.

In line with NPPF we are looking to avoid noise having an adverse impact on the on health and quality of life of local residents. However, it is recognised that existing businesses may create some noise and their operations should not have unreasonable restrictions place on them due to subsequent changes in nearby land use. To address concern about the potential of noise from the existing commercial development might have an adverse impact on potential new residents in the proposed houses a noise impact assessment has been submitted as part of the application.

This included baseline noise survey, modelling of future road traffic and industrial noise and evaluation in the context of appropriate guidance. The report concluded that the existing noise environment was dominated by road traffic from the wider road network, with the A38 dual carriageway to the west noted to be the most prominent noise source. Measurements of commercial/industrial activities were also undertaken to understand characteristic of the noise generated.

The assessment has considered the impact of the baseline noise on residents both their garden and inside the proposed dwellings with the proposed 5m high bund along the northern, eastern and western site boundaries. Whilst the full detailed design of this feature and other mitigation elements is not yet know the noise assessment has assumed worst-case situation and outlines that greater noise attenuation is likely than that achieved in the modelling.

The Environmental Protection Manager is satisfied with the submitted report and assessment. The noise levels can be controlled via condition with full details of the noise mitigation measures needing to be submitted and approved.

The potential impact on existing nearby residential is considered to be acceptable given the allocation for an employment use. The reserved matters application would address the detailed consideration including overlooking and overbearing. It is not considered the scheme would cause significant harm to the residential amenities currently enjoyed by local residents.

### **HIGHWAYS**

The application site is located to the East of Davy Way. The B4008 Bristol Road (and A38) is located to the south west, although beyond the Quadrant Distribution Centre, Davy Way only operates one-way in this direction. Vehicles arriving would need to access via Waterwells Drive from the North which operates two-way.



## **Development Control Committee Schedule 30/03/2021**

Whilst this application is in outline access has been submitted for consideration. Vehicular access is provided via the existing mini roundabout on Davy Way.

The Transport Assessment and Travel plan have been submitted with the application. Following discussions revised details including highway modelling has been carried out and updated travel plan submitted.

Highways England have considered the trip generation and the likely distribution on the highway network. Concerns were raised that without any improvements to M5 J12 and the Cross Keys roundabout the additional vehicle movements would add to existing mainline queues on the M5 resulting in significant congestion and unacceptable highway safety impacts.

Using the submitted information and the highway modelling confirmed this but outlined that with the committed development and improvement schemes already identified the queuing wouldn't extend beyond M5 off-slips and the scheme was considered acceptable.

Conditions were recommended by Highways England to require the mitigation to be in place before the proposed dwellings are occupied. As the improvements to the M5 J12 and the Cross Keys roundabout have already taken place and are open to traffic the need for these conditions drops away. The travel plan will also have a mitigating impact reducing the number of vehicle movements and will be monitored by GCC. It is therefore considered that the scheme will not have a severe impact on highway safety of the Strategic Road Network.

GCC Highway final formal comments have not yet been received. However, they have been involved in discussions to date and their concerns have been addressed by the applicant's highway consultant with the highway officer confirming the stronger Travel Plan targets and trip generation information has been covered by the revised information.

No tracking details have been provided for the access, however, County Highway appear satisfied that as this is an existing access arm built to the dimensions of the existing arms north and west on Davy Way serving the existing industrial units it is considered sufficient for residential access and servicing.

The internal accesses and layout matters will be dealt with at the reserved matters stage.

Standard highway conditions have been recommended but maybe updated dependant on GCC Highways formal response. The travel plan will be implemented by the development but will monitored by GCC with a monitoring contribution from the applicant being provided via a S106.

To provide connectivity to the adjacent and wider area a link into the existing Hunts Grove path and cycleway has been discussed. Whilst the parameter plans show several possible connections not all are practical given the land use, woodland and SUDS ponds. It is therefore considered the primary connection should be with the existing cycleway. This should be addressed at reserved matters stage and required via condition.



## **Development Control Committee Schedule 30/03/2021**

### **CONTAMINATED LAND**

The site is currently vacant with the demolition of the former RAF structures. The site has also been covered by an unknown thickness of imported material which has raised the site. With the brownfield nature and previous MOD storage use there is the potential for contamination. Site investigation works and a contaminated land assessment have therefore been carried out. These identified small infilled waste pits, one pit for example was filled with glass bulbs and what appeared to be 'radio valves', another was filled with brick rubble and fragments of cement/ asbestos sheet. A diesel spill was also identified on the west of the site. Soil chemical testing results from 2004 indicate elevated and fairly widespread concentrations of polycyclic aromatic hydrocarbons (PAHs) in shallow soils.

Whilst this is only considered to be a medium level of risk further investigation and remediation is required to make the site acceptable for the proposed residential use.

Our Senior Contaminated Land Officer concurs that a full site investigation and remediation strategy is required. A full contaminated land condition is therefore proposed.

### **PUBLIC OPEN SPACE**

As an outline application the details of the open space have not been provided. The drainage and bund provide a landscape and ecological feature around the site but further formal recreation areas will be required as part of the scheme and can be address at the reserved matters stage.

### **AFFORDABLE HOUSING**

As addressed above there are significant viability pressures on the development of the site due to the abnormal costs, land remediation and development costs.

The applicant's detailed viability figures have been submitted and Officers have sought input from our Housing Strategy and Community Infrastructure Manager who leads on affordable housing development programme and also had the viability appraisal independently tested by the District Valuer. Following these assessments and further discussions with the agent the affordable housing offer has been increased from 0 to 39 affordable units which is approximately 25%.

The District Valuer reviewed the details of this amended offer from the applicant and advises that it would be viable and should be given consideration.

Officers consider that this affordable housing offer whilst slightly below policy compliance is a significant increase on the original proposal and given the constraints and viability concerns, consider it to be acceptable.

The details, layout etc would be addressed via the reserved matters applications with the provision and tenure mix being secured via a Section 106 legal agreement.



## **Development Control Committee Schedule 30/03/2021**

### **ECOLOGY**

Whilst the site is currently a vacancy brownfield site and provided limited onsite habitat there are a number of mature trees on the site. These could be integrated into the layout and would be addressed at detailed layout and landscaping design stage. The adjacent woodland and ponds are also noted and addressed by the submitted details. The illustrative layout has potential to link with these and further enhancement are address below.

The submitted information demonstrates that Great Crested Newts (GCN's) were not present, however, the reptile survey did conclude that a small population of slow-worms and common lizards were present on site. To prevent deliberate harm to reptiles, a Reptile Species Protection Plan has been included within the report which outlines appropriate mitigation and compensation that needs to be adhered to.

Although mitigation is not required directly for GCNs the proposed reptile mitigation and enhancement features will improve the quality of the habitat for GCNs which should encourage them to colonise the compensatory SUDs ponds. An Ecological Design Strategy and Landscape and Ecological Management Plan has been recommended to ensure that the site is ecologically enhanced by planting native and fruiting species which will support a diverse assemblage of insects which are valuable prey resources for both nesting birds, reptiles and bats. In addition, incorporating both bat and bird boxes will help to further connect this site to the wider ecological network including the Hunts Grove development.

The site has potential to support an array of species such as badgers, nesting birds, bats, reptiles, GCNs, otters and so forth and as result, the Biodiversity Team have recommended a Construction Ecological Management Plan to ensure that these protected and notable species are safeguarded from the development. In addition, the majority of these species are highly sensitive to artificial lighting. Conditions to control this during the construction phase and afterwards to avoid indirect disturbance to bats and other nocturnal animal species that may exploit local habitats have been proposed.

This site is approximately 6km from the Cotswold Beechwoods SAC, Stroud District Council as the competent authority has to make a decision as to whether they feel that the proposed new dwellings will result in any likely significant effects to the integrity of this European Protected Site or any of its qualifying features. It is recognised that mountain biking and dog walking are the activities that are considered most damaging to the habitat and qualifying features for which the woodland habitat is designated.

Work with our neighbouring authorities is ongoing regarding a shared mitigation strategy, however, as the competent authority for this application our Appropriate Assessment has identified mitigation measures considered necessary to address the impacts of this proposal. Therefore, to mitigate the recreational pressure a homeowner information pack has been proposed. This should explain the importance of the SAC, code of practice for using the woodlands and alternative recreational opportunities in the local area. The details of which can be controlled via condition. Natural England are satisfied with this approach.



## **Development Control Committee Schedule 30/03/2021**

### **FLOOD RISK**

The site is located within Flood Zone 1 and is at low risk of flooding. However, the local concern regarding the drainage situation in Hunts Grove and along the nearby Shorn Brook is appreciated.

The FRA submitted with the application outlines a surface water drainage system (SUDS) that provide attenuation in surface ponds with a controlled outlet into the Shorn Brook. The illustrative details show that there is potential for this to be accommodated within the site. GCC as the Local Lead Flood Authority is satisfied with the submitted details. The detailed design and the ongoing management and maintenance can be controlled via conditions.

A small pumping station for the foul water may be required. The details can be controlled via conditions.

### **ARCHAEOLOGY & HERITAGE ASSETS**

The County Archaeologist has checked the proposed development area against the County Historic Environment Record and there is no archaeology known at this location. In addition, the majority of the land has been the subject of widespread previous development being part of the former RAF site and therefore any archaeological remains are likely to have truncated or destroyed.

While the northern portion of the application site contains an area which does not appear to have been previously constructed upon, this land is adjacent to Gateway 12 Business Park, where investigation has found little of archaeological significance.

For the above reasons the county archaeologist considers that this development proposal has low potential to have an adverse impact on archaeological remains. Therefore, no archaeological investigation or recording should be required in connection with this scheme.

The site is located some distance from any nearby Listed buildings and with the adjacent development the proposal does not cause harm to the setting or character of any nearby heritage assets.

### **OBLIGATIONS**

As outlined above GCC have sought an education £2,595,752 and libraries £31,360 contributions from the proposed development.

The viability of the scheme has been tested with the submitted appraisal being reviewed by the District Valuer. Having challenged some of the assumptions in the applicant appraisals and following further negotiations the affordable housing offer was raised to approximately 25%. This is less than the policy requirement but was the maximum the scheme could provide and remain viable. Given the abnormal costs of the scheme the viability can't therefore support the significantly large figure requested by GCC.



## **Development Control Committee Schedule 30/03/2021**

Whilst the request from GCC is understood and education infrastructure is an important part of place-making and a material planning consideration, Officers consider that whilst Government guidance promotes the use of the planning process (via CIL/s106) to secure funding, these are not the only funding streams available to GCC as the Local Education Authority. It is also noted GCC reservations and that there have been limited requests made for CIL funding for education.

Furthermore, the scheme makes an affordable housing contribution which is an important core objective of the Council and therefore is given significant weight in the consideration of the planning balance.

The scheme seeks to provide a Travel Plan monitoring contribution to GCC via a S106 (£1000 per yr or lump sum £10,000). Discussions have taken place with the CIL team and whilst a formal confirmation cannot yet be given regarding a CIL exceptional circumstances relief claim, given the viability have already been tested and the scheme seeks to provide affordable housing an undertaking to offset the highway Travel Plan monitoring has been offered.

### **PLANNING BALANCE AND RECOMMENDATION**

The proposed residential use of this site is a departure from its current allocation as a protected key employment site within the local plan. However, it is a vacant brownfield site which is unlikely to be brought forward and it is considered it would not be undermining other nearby sites meeting the need and deliverability of employment land in this part of the district.

An employment use has been sought on the site in at least 2 Local plans, which covers a significant period of time. The site has been marketed and a phased approach to the wider site taken which has seen other parts come forward as commercial development. However, having tested the applicant's viability figures the DV agrees that with the abnormal costs, the site is not viable as an employment use and therefore there is no reasonable prospect of it coming forward.

A residential use has therefore been proposed. This is an outline scheme so the detailed designs are reserved but the proposed landscaping and bund provide a buffer to the adjacent commercial development to protect both the amenities of the new residents and the existing commercial activities. A cycle/pedestrian link towards Hunts Grove can be provided and the ecological and drainage implications have been adequately addressed.

The viability of the scheme is still constrained but the higher residential land does allow the scheme to provide 25% affordable housing which is a significant positive. The request from County Council as Education Authority is also appreciated but the viability of the scheme cannot support it.

Whilst it is unfortunate that an employment use could not be found and this departure from the key employment site is proposed, the lack of interest willing to progress the site and the viability are materials considerations.



## Development Control Committee Schedule 30/03/2021

Therefore, a **resolution to permit** outline planning permission subject to the conditions (including any highway conditions updated in late pages) and completion of a S106 legal agreement(s) is recommended.

### HUMAN RIGHTS

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

<b>Subject to the following conditions:</b>	<ol style="list-style-type: none"><li>1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.  Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.</li><li>2. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.  Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.</li><li>3. Before any development is commenced, approval shall be obtained from the Local Planning Authority in writing of the details of the appearance, landscaping, layout and scale; (hereinafter called "the reserved matters").  Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.</li><li>4. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below: 17050(P)001A Site Location Plan 17050 (P) 303B Proposed Access &amp; movement parameters 17050 (P) 304B Proposed development parameter plan 17050 (P) 305B Proposed density parameter plan 17050 (P) 306B Proposed heights parameter plan Design &amp; Access Statement dated July 2018 All received on the 07 September 2018.</li></ol>
---	--



## Development Control Committee Schedule 30/03/2021

Reason:

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

5. Notwithstanding the illustrative layout and details submitted with this application, the reserved matters required by condition 3 above shall include a schedule of the mix of type and size of market dwellings proposed within the development that aligns with and reflects the relevant figures and requirements of the Strategic Housing Market Assessment for the area.

Reason:

To ensure that the housing mix of the proposed scheme has taken into account the identified District's housing needs in accordance with Policies CP7 and CP8 of the Stroud District Local Plan, adopted 2015.

6. No above ground work shall start on the construction of dwellings hereby approved until samples of the facing and roofing materials have been submitted to and approved by the Local Planning Authority. The submission of material samples shall include a series of sample panels constructed on site, composed of the major facing materials. The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external brick facing materials, as well as any joints or joint details for any cladding panels and render. All works shall be carried out in accordance with the approved details.

Reason:

To ensure a positive and well planned appearance to the development in accordance with Policy CP14 of the adopted Stroud District Local Plan, November 2015.

7. The details to be submitted for the approval of reserved matters shall include details of the proposed finished ground levels (include the bund and any other landscape features), the proposed finished floor levels, ridge and eaves heights of the dwellings hereby approved. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of surrounding property. The development shall be carried out as approved.

Reason:

To ensure a satisfactory relationship between the various components of the development and between the site and adjoining land. To ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance



## Development Control Committee Schedule 30/03/2021

of the development, any trees or hedgerows and the amenities of neighbouring properties in accordance with Policies CP8, CP14 and ES3 of the adopted Stroud District Local Plan, November 2015.

8. The details to be submitted for the approval of reserved matters shall include a detailed scheme specifying the noise mitigation measures to be provided as proposed within section 5 (page 16) of the submitted ITP Energised Noise Impact Assessment V2. The proposed residential units shall be designed to meet at least the following indoor ambient noise levels contained in British Standard 8233:2014 (or later versions) which currently require; Living Rooms and Bedrooms 35 dB LAeq,16hour between 07:00 and 23:00 Dining Rooms 40 dB LAeq,16hour between 07:00 and 23:00 Bedrooms 30 dB LAeq,8hour between 23:00 and 07:00 In external amenity spaces, levels should not exceed 55 dB LAeq,16hour between 07:00 and 23:00.

Reason:

To protect residential amenity in accordance with Policies CP14 and ES3 of the adopted Stroud District Local Plan, November 2015.

9. Prior to first occupation of any of the dwellings hereby permitted, a pre-occupation validation noise survey shall be conducted in order to demonstrate compliance with the requirements set out in the above condition and a consequent report by a competent acoustic assessor which demonstrates that the standards required under BS 8233:2014 have been achieved shall be submitted to and approved by the Local Planning Authority.

Reason:

To protect residential amenity in accordance with Policies CP14 and ES3 of the adopted Stroud District Local Plan, November 2015.

10. Prior to commencement of the development, a Dust Management Plan covering the preparation and construction phase of the development, in line with the recommendations set out in section 6 of the Royal Haskoning DHV Air Quality Assessment (Ref: PB82171&BRP1806200925), dated 27/06/18 shall be submitted to and approved by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason:

To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policies CP14 and ES3 of the adopted Stroud District Local Plan, November 2015.



## Development Control Committee Schedule 30/03/2021

11. The development hereby permitted shall not begin until a scheme to deal with ground contamination, controlled waters and/or ground gas has been submitted to and approved by the Local Planning Authority. The scheme shall include all of the following measures, unless the Local Planning Authority dispenses with any such requirement specifically in writing:-

1. A Phase I site investigation carried out by a competent person to include a desk study, site walkover, the production of a site conceptual model and a human health and environmental risk assessment, undertaken in accordance with BS 10175:2011 Investigation of Potentially Contaminated Sites – Code of Practice.

2. If identified as required by the above approved Phase 1 site investigation report, a Phase II intrusive investigation report detailing all investigative works and sampling on site, together with the results of the analysis, undertaken in accordance with BS 10175:2011 Investigation of Potentially Contaminated Sites – Code of Practice. Where required, the report shall include a detailed quantitative human health and environmental risk assessment.

3. If identified as required by the above approved Phase II intrusive investigation report, a remediation scheme detailing how the remediation will be undertaken, what methods will be used and what is to be achieved. A clear end-point of the remediation should be stated, such as site contaminant levels or a risk management action, as well as how this will be validated. Any ongoing monitoring should also be outlined. No deviation shall be made from this scheme without prior written approval from the Local Planning Authority.

No part of the development hereby permitted shall be occupied until:-

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

5. A verification report detailing the remediation works undertaken and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology has been submitted to, and approved by, the Local Planning Authority. Details of any post-remedial sampling and analysis to show that the site has reached the required clean-up criteria shall be included, together with the necessary documentation detailing what waste materials have been removed from the site. For further details as to how to comply with this condition, please contact Katie Larner, Senior Contaminated Land Officer – tel: (01453) 754469.

Reason:



## Development Control Committee Schedule 30/03/2021

To protect the health of future users of the site from any possible effects of contaminated land in accordance with the guidance within the NPPF, in particular, paragraph 120.

12. No development shall commence on site until a detailed surface water design strategy and timetable of implementation for the surface water drainage strategy as presented in the Land off Davy Way, Quedgeley, Flood Risk Assessment v2.0, 21st August 2018, published by JBA Consulting, has been submitted to and approved in writing by the Local Planning Authority. The detail must demonstrate the technical 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 brought into occupation.

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.

13. No development shall be brought in to occupation 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 the risk of flooding or pollution problems in accordance with Policies CP14, ES3 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, flood risk and water quality in the locality.

14. Prior to the commencement of the development details of the proposed foul water drainage arrangements shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the



## Development Control Committee Schedule 30/03/2021

development.

Reason:

In order to ensure that satisfactory drainage arrangements are provided in accordance with Policies CP14, ES3 and ES4 of the adopted Stroud District Local Plan, November 2015.

15. The reserved matters referred to in condition 3 above shall include details of the siting, design, external appearance, landscaping, means of access, facilities, equipment and a programme for the maintenance for all formal and informal recreation areas. These areas shall then be provided in strict accordance with the approved details.

Reason:

To secure the appropriate provision and maintenance of attractive and usable public open space associated with the development in accordance with Policies CP7, CP8, CP14, ES12 and ES15 of the adopted Stroud District Local Plan, November 2015.

16. All hard and soft landscape works shall be completed in full accordance with the approved scheme, within the first planting season following the first occupation of the development hereby approved, or in accordance with a programme submitted to and approved by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason:

In the interests of the visual amenities of the area and in accordance with Policies CP8, CP14 and ES7 of the adopted Stroud District Local Plan, November 2015.

17. No above ground development shall take place until there has been submitted to and approved by the Local Planning Authority a plan showing full details, including elevations, of the type of boundary treatment to be erected. The boundary treatment surrounding each dwelling hereby permitted shall be completed before occupation of that dwelling. Development shall be carried out in accordance with the approved details.

Reason:

In the interests of visual amenity and to ensure dwellings have satisfactory privacy in accordance with Policy CP14 of the adopted



## Development Control Committee Schedule 30/03/2021

Stroud District Local Plan, November 2015.

18. Prior to the first occupation of the dwellings hereby permitted, details of measures to mitigate any adverse impacts on the Cotswolds Beechwoods SAC shall be submitted to and approved by the Local Planning Authority. These details shall demonstrate how the new residential occupiers will be made aware of alternative recreational areas to lessen impact on the Cotswolds Beechwoods SAC. This shall include a homeowner information pack (HIP), explaining the importance of the SAC, code of practice for using the woodlands and alternative recreational opportunities in the local area. The development shall be implemented in accordance with the approved details.

**Reason:**

The above mitigation and homeowner information pack will ensure that the recreational purposes created by the development does not significantly affect the nearby Cotswold Beechwoods Special Area of Conservation, this enables SDC as the competent authority to discharge its statutory duty in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended).

19. All works shall be carried out in full accordance with the recommendations contained in the Great Crested Newt and Reptile Survey Report, ITP Energised, dated September 2020 and agreed in principle with the local planning authority prior to determination. Prior to occupation of the development written confirmation by a suitably qualified/experienced ecologist shall be submitted to and approved by the local planning authority confirming that the recommendations made within the submitted report have been implemented in accordance with the approved details.

**Reason:**

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

20. Prior to the commencement of works, an ecological design strategy (EDS) shall be submitted to and be approved by the local planning authority addressing how the site will be ecologically enhanced and maintained. The EDS shall include the following:
- a) Details of planting, such as hedgerows, wildflower planting and establishment.



## Development Control Committee Schedule 30/03/2021

- b) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
  - c) Time table for implementation demonstrating that works are aligned with the proposed phasing of development.
  - d) Details of bird and bat boxes, and hedgehog friendly fencing.
  - e) Details of initial aftercare and long-term maintenance and persons responsible for the maintenance.
- The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

**Reason:**

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

21. Prior to the commencement of works, a landscape and ecological management plan (LEMP) shall be submitted to and be approved by the local planning authority. The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed.
  - b) Ecological trends and constraints on site that might influence management.
  - c) Aims and objectives of management including those in relation to the reptile receptor areas.
  - d) Appropriate management options for achieving aims and objectives including appropriate enhancement measures.
  - e) Prescriptions for management actions.
  - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
  - g) Details of the body or organization responsible for implementation of the plan.
  - h) Ongoing monitoring and remedial measures.
  - i) The LEMP shall also identify the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

**Reason:**

To protect and enhance the site for biodiversity in accordance with



## Development Control Committee Schedule 30/03/2021

paragraph 118 of the National Planning Policy Framework, Policy ES6 of the Stroud District Local Plan 2015 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

22. No works shall take place (including demolition, ground works, vegetation clearance) until a construction ecological management plan (CEMP) has been submitted to and approved by the local planning authority. The CEMP shall include, but not limited to the following:
- a) Risk assessment of potentially damaging construction activities
  - b) Identification of “biodiversity protection zones”
    - c) Details of deep excavations to be infilled or ramped access provided to prevent pitfall danger to mammals.
  - d) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
  - e) The locations and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour after sunset)
  - f) The timing during construction when ecological or environmental specialists need to be present on site to oversee works
  - g) Responsible persons and lines of communication
  - h) Safeguarding measures to prevent pollution entering the Shorn Brook including details of equipment, materials and waste storage
  - i) The role and responsibilities on site of an ecological clerk of works (ECoW) or similar person, including prior to commencement checks for nesting birds.
  - j) Use of protective fences, exclusion barriers and warning signs to ensure protection of badgers and otters.
  - k) Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works

The approved CEMP 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 paragraph 118 of the National Planning Policy Framework, Policy ES6 of the Stroud District Local Plan 2015 and in order for the Council to comply with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006.



## Development Control Committee Schedule 30/03/2021

23. Prior to the installation of external lighting for the development hereby approved, 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 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 will not disturb or prevent the above species using their commuter route.
- All external lighting shall be installed only in accordance with the specifications and locations set out in the strategy.
- Reason:  
To maintain dark corridors for nocturnal wildlife in accordance with Policy ES6 of the Stroud District Local Plan 2015.
24. The reserved matters shall include until details of a scheme for the provision of a refuse and recycling storage for the dwellings hereby approved. The approved scheme shall be implemented prior to the first occupation of the development hereby permitted and thereafter maintained for the life of the development.
- Reason:  
In the interests of amenity and sustainability to ensure the effective implementation of waste minimisation in accordance with Policies CP8, CP14 and ES1 of the adopted Stroud District Local Plan, November 2015 and Core Policy WCS2 of the Gloucestershire Waste Core Strategy.
25. The reserved matters shall include a cycle and pedestrian link into the existing Hunts Grove cycleway which is located between Unit 6 Gateway 12 Business Park and the properties in Shorn Brook Close. The approved scheme shall be implemented prior to the first occupation of the development hereby permitted and thereafter maintained for the life of the development.
- Reason:  
To ensure a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic, cyclists and pedestrians in accordance with Policies CP13 and CP14 of the adopted Stroud District Local Plan, November 2015 and paragraphs 108 and 110 of the NPPF.
26. No development shall take place until a Construction Method Statement has been submitted to and approved by the local



## Development Control Committee Schedule 30/03/2021

planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- 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;
- v. Measures to control the emission of dust and fine particulates during construction;
- vi. A scheme for recycling/disposing of waste resulting from demolition and construction works;
- vii. Details of the site access/routeing strategy/signage during the construction period
- viii. Details of how it is intended to utilise 'best practicable means' to minimise noise and vibration levels;
- ix. A commitment to prohibit bonfires on the site during the development;
- x. construction hours;
- xi. A scheme to demonstrate how it is intended to liaise with local residents during the construction process, including how complaints will be handled.

**Reason:**

To protect the amenities of local residents and reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance paragraph 35 of the National Planning Policy Framework and Policies CP14 (7) and ES3 (3) of the adopted Stroud District Local Plan (November 2015).

27. No dwelling on the development hereby approved shall be occupied until the carriageway(s) (including surface water drainage/disposal, vehicular turning head(s) and street lighting) providing access from the nearest public highway to that dwelling have been completed to at least binder course level and the footway(s) to surface course level.

**Reason:**

To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic, pedestrians and cyclists in accordance with paragraphs 108 and 110 of the NPPF.

28. The details to be submitted for the approval of reserved matters shall include vehicular parking and turning facilities within the site, and the dwellings hereby permitted shall not be occupied until



## Development Control Committee Schedule 30/03/2021

those facilities have been provided in accordance with the approved plans and shall be maintained available for those purposes for the duration of the development.

**Reason:**

To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic, cyclists and pedestrians is provided in accordance with the NPPF and Policies CP14 (7) and ES3 (3) of the adopted Stroud District Local Plan (November 2015).

29. The details to be submitted for the approval of reserved matters shall include cycle storage facilities for a minimum of 1 space per dwelling and the dwellings hereby permitted shall not be occupied until those facilities have been provided in accordance with the approved plans and shall be maintained available for those purposes for the duration of the development.

**Reason:**

To ensure that adequate cycle parking is provided, to promote cycle use and to ensure that the opportunities for sustainable transport modes have been taken up in accordance with and Policies CP13, ES3 and EI12 of the adopted Stroud District Local Plan, November 2015 and paragraphs 108 and 110 of the National Planning Policy Framework.

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

**Reason:**

To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic, cyclists and pedestrians is provided in accordance with the NPPF and to establish and maintain a strong sense of place to create attractive and comfortable places to live, work and visit as required by paragraph 127 of the NPPF.