

REASONS

1. To secure the programming and phasing of, and an orderly pattern to the development.
2. To ensure that the development is carried out in accordance with good urban design principles and in order to integrates harmoniously with its surroundings.
3. The application is in outline only and the reserved matters referred to in the foregoing condition will require further consideration.
4. To comply with the requirements of Section 91 of the Town and County Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and to ensure the timely commencement of this development in order to meet the proposed housing trajectory of the emerging plan.
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6. In the interests of amenity to accord with the NPPF.
7. To protect the vitality and viability of other centres.
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24. To protect the vitality and viability of other centres
25. To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policy LND7 of the Tewkesbury Borough Local Plan to 2011 - March 2006.
26. To secure the protection of the health and visual amenity of mature trees and hedgerows on the site, which are important to the quality of this development
27. To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policy LND7 of the Tewkesbury Borough Local Plan to 2011 - March 2006.
28. To ensure proper provision is made to safeguard protected species and their habitats, in accordance with the guidance set out in the NPPF and Policy NCN5 of the Tewkesbury Borough Local Plan to 2011 - March 2006.
29. To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours.
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31. In the interests of noise and air pollution to accord with the NPPF.
32. In the interests of amenity to accord with the NPPF.
33. In the interests of highway safety in accordance with Policy TPT1 of the Tewkesbury Borough Local Plan to 2011 – March 2006 and the NPPF.
34. To reduce highway impact, in accordance with Policy TPT1 of the Tewkesbury Borough Local Plan to 2011 – March 2006 and the NPPF
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39. To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.
40. To ensure adequate disposal of surface water drainage in accordance with the NPPF and Policies EVT5 and EVT9 of the Tewkesbury Borough Local Plan to 2011 - March 2006.
41. To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which would be lost.
42. To protect the vitality and viability of Tewkesbury town centre and to encourage visitors to travel to the proposed development by rail.