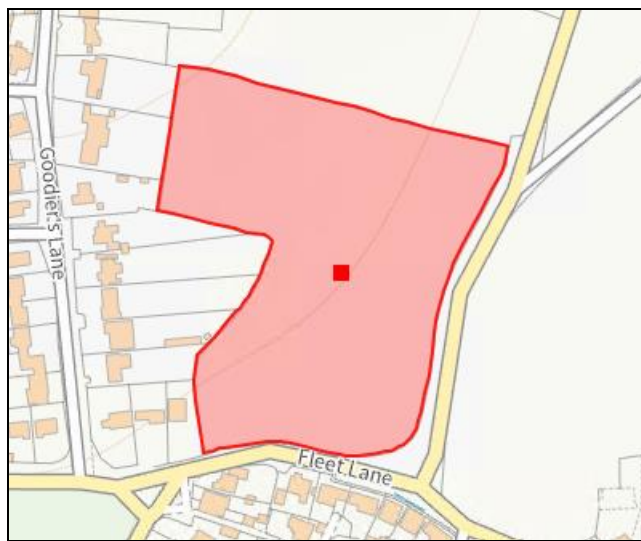


Planning Committee

Date	17 October 2023
Case Officer	Alison Young
Application No.	22/01004/APP
Site Location	Parcel 2988 Downfield Lane Twynning Tewkesbury
Proposal	Reserved matters application for 47 zero carbon dwellings including layout, scale, appearance and landscaping pursuant to original outline application 19/01084/OUT granted at appeal ref: APP/G1630/W/21/3280979
Ward	Tewkesbury North and Twynning
Parish	Twynning
Appendices	Site location plan 792-01 Site layout plan 792-06A Landscape proposals 223102-101C Street scene plan 792-12-01 Street scene plan 792-12-02 Example house types 792-30-02 Example house types 792-32-02 Example house types 792-33-02
Reason for Referral to Committee	Reserved Matters application for the erection of more than 20 dwellings
Recommendation	Approve

Site Location



1. The Proposal

Full application details are available to view online at:

- 1.1** The application is a reserved matters submission for 47 dwellings following the approval of outline consent reference 19/01084/OUT at appeal. The principle of the development and the access to the site were approved at outline and the current application is for the reserved matters details of layout, scale, appearance and landscaping. The proposed layout has a mix of detached and semi-detached dwellings as well as a mix of 1 bed, 2 bed, 3 bed and 4 bed properties. The proposed dwellings are a mix of bungalows, one and a half storey and two storey house types.
- 1.2** The site access is proposed from Fleet Lane to the south of the site and areas of open space are proposed in the south- western and south-eastern corners of the site as well as to the north- eastern and north -western sides of the site. These areas of open space consist of two proposed wildflower meadows, an orchard and grassland surrounding an infiltration basin.

2. Site Description

- 2.1** The site is a roughly L-shaped piece of land which is pastureland and measures approximately 2.59 hectares in area. The site adjoins Fleet Lane to the south, Downfield Lane to the east, agricultural land to the north and the rear gardens of dwellings fronting onto Goodier's Lane to the west. The site is bound by mature hedgerows to the northern, eastern and southern boundaries and a mix of boundary treatments associated with the neighbouring dwellings to the west.
- 2.2** The site is located within flood zone 1. There are no listed buildings directly adjoining the site and the nearest is Fleet Farmhouse which is approximately 170m from the site. The site is located within the red zone for newts and within 1km of the Upham Meadow and Summer Leasow SSSI.

3. Relevant Planning History

Application Number	Proposal	Decision	Decision Date
T.6181	Outline application for residential development. New vehicular access.	REFUSE	18.04.1973
19/01084/OUT	Outline application for residential development for up to 52 units and associated works with all matters reserved for future consideration except for access.	REFCON	22.02.2021
21/01082/OUT	Outline application for residential development for up to 47 units and associated works, with all matters reserved for future consideration except for access (Revised proposal further to refused application ref: 19/01084/OUT.	WDN	17.06.2022

4. Consultation Responses

Full copies of all the consultation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

- 4.1** Building Control – requires Building Regulations approval
- 4.2** National Highways – no objection
- 4.3** Land Drainage – further information required in the form of a drainage strategy
- 4.4** Building Control – requires Building Regulations approval
- 4.5** Highway Authority – no objection subject to a cycle parking condition
- 4.6** Minerals and waste – no comment
- 4.8** Natural England – no comment
- 4.9** LLFA – No objection, condition 16 of the outline consent requires the submission of surface water drainage details prior to commencement of development to accord with the FRA and Drainage Strategy approved at outline.
- 4.10** Archaeology – assessed at outline and no comments
- 4.11** Housing and Enabling Officer – no objection subject to mix and tenure being secured by s106 (s106 secured affordable housing at outline)
- 4.12** Ecology – no documents relating to ecology – all previous requirements apply – HRA and BNG required.
- 4.13** STW – no objection but attention drawn to assets on site.
- 4.14** Tree Officer – more street trees and trees around the infiltration basin required.
- 4.15** Twyning Parish Council – no objection subject to the resolution of certain details:-
 - Removal of silver birch trees
 - Landscape management plan needs to specify who is responsible for actioning and financing the plan
 - Comment that it is noted that custom/ self-build plots will be identified

5. Third Party Comments/Observations

Full copies of all the representation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

- 5.1** The application has been publicised through the posting of a site notice for a period of 21 days. Four third party representations have been received and are summarised below
 - Existing problems with surface water disposal and sewerage infrastructure
 - The site is low lying land and acts as a soakaway for the existing village
 - Highway safety concerns resulting from additional traffic – construction and residential – on the narrow lane network
 - No footpath linking the site to the school or wider public transport network
 - More affordable housing required

- Self build/ custom build mentioned but not identified
- pressure on infrastructure
- Controls are required to prevent loss of hedgerow

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise

The following planning guidance and policies are relevant to the consideration of this application:

6.2 National guidance

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG)

6.3 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) – Adopted 11 December 2017

- SP1 (The Need for Development)
- SP2 (Distribution of New Development)
- SD3 (Sustainable Design and Construction)
- SD4 (Design Requirements)
- SD6 (Landscape)
- SD8 (Historic Environment)
- SD9 (Biodiversity and Geodiversity)
- SD10 (Housing Development)
- SD11 (Housing Mix and Standards)
- SD12 (Affordable Housing)
- SD14 (Health and Environmental Quality)
- INF1 (Transport Network)
- INF2 (Flood Risk Management)
- INF3 (Green Infrastructure)
- INF6 (Infrastructure Delivery)

6.4 Tewkesbury Borough Local Plan to 2011-2031 (TBLP) – Adopted 8 June 2022

- RES5 (New Housing Development)
- RES12 (Affordable Housing)
- RES13 (Housing Mix)
- DES1 (Housing Space Standards)
- NAT1 (Biodiversity, Geodiversity and Important Natural Features)
- ENV2 (Flood Risk and Water Management)
- TRAC1 (Pedestrian Accessibility)
- TRAC2 (Cycle Network and Infrastructure)
- TRAC3 (Bus Infrastructure)
- TRAC9 (Parking Provision)

6.5 Neighbourhood Plan

Twyning Neighbourhood Development Plan – 2011-2031 (adopted January 2018)

GD1 – Development outside the development boundary
GD3 – Development Principles
GD4 – Landscape and biodiversity
GD5 – Provision for vehicles
GD6 – Effect on neighbouring properties
GD7 – Water resources, quality and flood risk
GD8 – Lighting
H2 – Housing standards, design and mix
H3 – Affordable housing
TP1 – Traffic
TP2 – Access

6.6 Other relevant policies/legislation

- Human Rights Act 1998
- Article 8 (Right to Respect for Private and Family Life)
- The First Protocol - Article 1 (Protection of Property)

7. Policy Context

- 7.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.
- 7.2** The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), saved policies of the Tewkesbury Borough Local Plan to 2011-2031 (June 2022) (TBLP), and a number of 'made' Neighbourhood Development Plans including the Twyning NDP.
- 7.3** The relevant policies are set out in the appropriate sections of this report.
- 7.4** Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2021 and its associated Planning Practice Guidance (PPG), the National Design Guide (NDG) and National Model Design Code.

8. Evaluation

Conditional Requirements

- 8.1** The outline permission included conditions requiring the submission of details and these conditions are summarised below:

Condition 4 requires the reserved matters to include details of materials, existing ground and proposed floor levels, proposed boundary treatment and details of the retention of existing trees and hedges and their protection during the course of development. The submission documents include a schedule of external finishes as well as an external finish key plan. The finished floor levels of the proposed dwellings are shown on the site layout plan and a

building height plan forms part of the submission. In addition a boundary and enclosure plan, tree report and landscaping scheme have been submitted.

Condition 12 required submission of a housing mix statement for the proposed open market housing. The submitted Housing Mix Statement clarifies that the affordable housing element will be as set out in the s106 agreement for the outline consent. In terms of open market housing the total number of properties is 28 with 3 x 2 bed dwellings, 19 x 3 bed dwellings and 6 x 4 bed dwellings.

Condition 14 requires the submission of construction management plan prior to the commencement of development.

Condition 16 requires details of the means of disposal of surface water to be submitted which accord with the details set out in the Flood Risk Assessment and Drainage Strategy submitted with the outline application and Condition 17 requires submission of a management and maintenance plan for the surface water drainage system. These details are required prior to the commencement of development and no additional drainage information has been submitted with the reserved matters

Condition 18 requires drainage plans for the disposal of foul water drainage and condition 19 requires investigation into whether foul sewerage improvements are required and any identified improvements to be undertaken.

- 8.2** The outline permission was also subject to Section 106 agreements with the Borough Council and Gloucestershire County Council regarding school transport costs, library provisions, travel plan monitoring, affordable housing, public open space contributions, refuse and recycling contribution and self build housing.

Principle of development

- 8.3** The principle of residential development at the site has been established through the grant of outline planning permission. This current application relates to the approval of reserved matters in respect of layout, appearance, landscaping and scale of the development.
- 8.4** The application is supported by a range of technical documents including the following:
- Design statement
 - 10 year landscape management plan
 - Arboricultural report
 - Housing mix statement
 - Materials, Boundary Treatments and Storey Height Plans
 - Proposed parking and refuse storage/collection plans
 - Proposed Landscaping/planting Plans
 - House Type Plans

Layout, appearance, scale and density

- 8.5** The NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable in communities. Policy SD4 of the JCS advises that new development should respond positively to and respect the character of the site and its surroundings, enhance local distinctiveness and the grain of the locality. Policy INF3 states that where green infrastructure assets are created, retained or replaced within a

scheme they should be properly integrated into the design and contribute to local character and distinctiveness. Policy RES5 of the TBLP states that proposals should be of a design and layout that respects the character, appearance and amenity of the surrounding area and is capable of being integrated within it. Policy GD3 of the Twynning NDP requires new dwellings to respect the local character and historic and natural assets of the surrounding area in accordance with listed design criteria.

- 8.6** An illustrative layout plan was submitted with the outline application and the reserved matters submission is broadly in accordance with these details. As described above the proposed layout has a mix of detached/ semi-detached dwellings and one and a half storey and two storey house types are proposed as well as bungalows. Existing hedging is to be largely retained and areas of open space are proposed in the south- western and south-eastern corners of the site as well as to the north- eastern and north -western sides of the site. The Appeal Inspector for the outline scheme concluded that the development would result in moderate harm to the character and appearance of the area through the introduction of built development on a green field site but that there would be scope through the reserved matters to retain the existing hedges and provide landscaping in order to soften the impact. The location of the proposed areas of open space to the corners of the site and retention and reinforcement of the existing boundary hedging helps with the transition between the site and the open countryside to the north and east.
- 8.7** The Design Statement submitted with the reserved matters application assesses the context of the site and states that there is a mix of detached and semi-detached dwellings in the area and that built development is generally set back from the road frontage. Dwellings are proposed to be a mix of construction materials although predominately brick with some render and with varying roof finishes. Boundaries are predominantly brick walls or hedging. The design principles outlined for the development include orienting the properties to create active frontages, ensuring suitable separation from existing dwellings along with suitable landscape screening, biodiversity enhancement and green infrastructure through the site, building heights and form taking local developments into consideration, a design responsive to the local context and a simplified material palette and architectural detailing to break up the built form and add variety.
- 8.8** These design principles have been incorporated within the proposed layout, house types and detailed design elements proposed. The dwellings front onto the open space around the development creating active frontages with parking to the sides or fronts of dwellings creating opportunities for active surveillance.
- 8.9** The proposed scale/ height and design/ materials of the house types reflect the context of the site and adjoining residential development and the scheme is of a relatively low density in keeping with the location adjoining a rural settlement. One and a half and single storey dwellings are proposed at the entrance to the site and in the south east corner adjoining the attenuation basin and facing towards the junction of Fleet Lane and Downfield Lane. Single storey and one and a half storey dwellings are also proposed to the west of the site adjoining the rear gardens of the dwellings fronting onto Goodier's Lane and two storey properties would be sited towards the centre and northern parts of the site. The siting of the dwellings with the lower ridge heights to the edges of the site along with the retention of the existing boundary hedges will help to ensure that the development is not visually prominent within the rural landscape.

- 8.10** The proposed house types incorporate traditional design features including porches, brick headers, plain brick eaves including dentil courses and plain verges. The design features proposed are considered acceptable and appropriate in the context of the surrounding built development.
- 8.11** The materials and finishes plan indicates that the majority of the dwellings will be finished in brick with some render finish dwellings on key corners and some dwellings with render features/ gables. All properties would have tiled roofs. This mix of materials accords with the existing dwellings in the vicinity of the site which are predominantly of brick finish. The application includes a materials schedule and the brick and tile types proposed are considered acceptable and would blend in with the materials used in the relatively recent development to the southern side of Fleet Lane opposite the site.
- 8.12** The plan of proposed boundary treatments submitted with the application, whilst generally considered acceptable, includes some sections of close boarded fencing which will be visible within the public realm which is not considered acceptable. Amended boundary treatment details have been requested along with elevational plans of the proposed boundary treatments and further details will be reported to Committee.
- 8.13** Overall, in terms of layout, scale, character and design, the development is considered to accord with the requirements of JCS SD4, TBP RES5 and Policy GD3 of the NDP.

Access and highway safety

- 8.14** Policy INF1 of the JCS advises that proposals should ensure safe and efficient access to the highway network is provided for all transport modes and that the impact of development is severe upon the highway network. Policy SD4 (vii) also requires development to be well integrated with the movement network within and beyond the development itself, ensuring links by other modes and to green infrastructure. Policy GD5 of the Twynning Neighbourhood Plan states that where possible new development should include off street parking and that new roads should be achieved in a way that does not detract from the character and appearance of the area.
- 8.15** The principle of developing the site with regards to highway safety impacts was considered and agreed at outline. The means of accessing the site was approved at outline and the decision included conditions relating to the access junction, carriageways, visibility splays and their future management and maintenance to ensure safe access and egress to the site.
- 8.16** The Highway Authority originally raised objections to the reserved matters layout on the grounds of the lack of pedestrian footways on some of the plots and limited visibility resulting from the position of Plot 16, as well as a lack of plans showing forward visibility splays and a swept path analysis. However, following the submission of amended plans, additional details and further commentary the Highway Authority has removed their objection on the basis that the layout is broadly acceptable and that technical details can be dealt with through a section 38 Highway Agreement.
- 8.17** The layout does not incorporate street trees on the main route through the site and the reason given for this has been clarified with the applicant and relates to the drainage easements that have to be maintained in these locations. Trees are proposed adjoining the private drives and within the parking areas to the north and east of the site and the main road through the site has low hedging with grass behind fronting the road.

- 8.18** In regard to car parking, the County Highways Authority is satisfied that the development meets the car parking standards within the Addendum to Manual for Gloucestershire Streets (October 2021). The majority of units have on-plot car parking which does not dominate the street scene. Most of the plots have garaging which can be used for secure cycle parking.
- 8.19** Overall it considered that the access, internal road layout and car parking provision is acceptable and accords with Policy INF1 of the JCS, GD5 of the Twynning NDP and the NPPF.

Trees, Landscaping and Open Space

- 8.20** JCS Policy SD6 seeks to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being. All applications will consider the landscape and visual sensitivity of the area in which they are to be located and which they may affect. JCS Policy SD4 (iv) requires the design of open space and landscaped areas to be of a high quality design, providing a clear structure and constitute an integral and cohesive element of the design. JCS Policy INF3 states that existing green infrastructure will be protected in a manner which reflects its contribution to ecosystem services. Policy GD4 of the Twynning NDP requires new development to respect the local landscape character, natural and ecological assets of the locality.
- 8.21** The principle of the development in the open countryside adjacent to Twynning, which is not subject to any landscape designation, has been established through the outline consent. The Inspector for the outline considered that there would inevitably be some landscape harm resulting from the development of the site and that it would be important to retain the existing hedges surrounding the site and to provide further landscaping to soften the impact of the development.
- 8.22** The submitted layout plan is broadly in accordance with that submitted at outline and the existing hedges surrounding the site are to be retained and where there are gaps additional planting is proposed. There are four principal areas of open space proposed in the layout, an orchard to the north west of the site, a wildflower meadow to the north east, a wildflower area adjoining the site access to the south west corner of the site and the proposed infiltration basin and grassland to the south east corner of the site. A green corridor and pathway is proposed to the east of the proposed development linking the entrance to the site with the wildflower area in the north eastern corner of the site.
- 8.23** A 10 year landscape management plan has been submitted which includes key objectives such as the conservation of existing trees, scrub and hedgerows in good condition and gapping up boundaries with additional native species, establishing new grassland, wildflower and orchard areas, strengthening existing boundaries with additional planting and providing a new, native wetland meadow in the infiltration basin. The plan states that 67 individual trees are to be planted with native species to the site perimeter and ornamental species towards the centre of the site. The proposed orchard will be planted with a mix of apple and pear varieties. Three new sections of hedgerow are proposed along the western boundary to fill in gaps along with a further short section in the north-eastern corner. The front boundaries of the dwellings adjoining the roads are to be planted with ornamental hedges and planting beds to provide a green frontage to development through the site.

- 8.24** The Tree Officer has commented that further tree planting needs to be incorporated within and around the infiltration basin, that a footpath could also be included to create a circular route within the open space and that dog/Litter bins should be placed at access points within the site. The Applicant has provided feedback with regards to additional trees – both adjoining the street and within the infiltration basin and has stated that planting in these locations is not possible due to the existing drainage easements. They have also stated that the creation of a mown path through the proposed wildflower meadow on the left hand side of the access would encourage human activity in an area proposed for biodiversity enhancement. As a footpath is incorporated in the layout to the right hand side of the access this is considered acceptable. A revised plan has been submitted to address the Parish Council's concerns regarding birch trees.
- 8.25** Given the above it is considered that the proposed landscaping and open spaces within the scheme would be broadly in accordance with the outline masterplan and that the detailed planting proposals are acceptable with regards to JCS Policy INF3 and Policy GD4 of the Twynning NDP.

Biodiversity

- 8.26** Policy SD9 of the adopted JCS (Biodiversity and Geodiversity) states amongst other things that the biodiversity and geological resource of the JCS area will be protected and enhanced in order to establish and reinforce ecological networks that are resilient to current and future pressures. Similarly, the adopted TBP Policy NAT1 (Biodiversity, Geodiversity and Important Natural Features) requires amongst other things that proposals will, where applicable, be required to deliver a biodiversity net gain across local and landscape scales, including designing wildlife into development proposals.
- 8.27** The Council's Ecology Advisor has commented that no documents have been submitted with regards to ecology and that previous comments relating to 21/01082/OUT apply. However that application was an outline application that was submitted subsequent to the outline (19/01084/OUT) to which this reserved matters relates and once the appeal for 19/01084/OUT was allowed the subsequent outline application was withdrawn.
- 8.28** The comments made by the Ecologist in relation to outline consent reference 21/01082/OUT were that an HRA would be required and that revised BNG information would be required. However, the current reserved matters application relates to a separate outline consent and the Inspector added a condition requiring the submission of Home Information Packs to educate future residents on the recreational impacts of European protected sites. The outline consent to which this reserved matters relates contained no reference to or requirement for BNG and therefore it would be unreasonable to require this at reserved matters stage.
- 8.29** The site has traditionally been pastureland and used for grazing. In the previously submitted ecology report the majority of the site was classified as poor semi-improved grassland which was bounded by species poor hedgrows to the north, east and south. There was no evidence of the site providing habitat supporting protected species and the habitats were considered to be of low to moderate ecological value. The report recommended that new areas should be created to support wild plant populations by seeding with appropriate seed mixes. The proposed landscaping scheme incorporates two areas of wildflower meadow planting as well as the creation of an orchard - including the retention of the grassland below the new trees. The hedges surrounding the site are to be retained and where there are gaps in the hedges these are to be planted with new species rich sections of hedgerow. Therefore, whilst the proposed development will result in the loss of pastureland the

landscaping scheme to be implemented will deliver biodiversity enhancements in the form of the creation of more diverse habitats through the wildflower and orchard planting as well as the new species rich sections of hedgerow.

Existing and future residential amenity

- 8.30** Policy SD4 (iii) requires that new development should enhance comfort, convenience and enjoyment through the assessment of the opportunities for light, privacy and external space, and the avoidance of mitigation of potential disturbance, including visual intrusion, noise, smell and pollution. Policy SD14 further requires that new development must cause no harm to local amenity, including the amenity of neighbouring occupiers. Policy GD6 of the Twynning NDP requires new development to demonstrate that they will not lead to unacceptable impacts on the amenity of neighbouring properties.
- 8.31** The proposed dwellings will be positioned sufficient distance from existing neighbouring dwellings and one another to ensure an acceptable standard of amenity for both existing and future occupiers in terms of impacts from overlooking/ loss of privacy and overbearing impact. The proposed dwellings will meet the nationally described space standards in terms of internal floor areas and each property will benefit from appropriately sized private, garden areas.
- 8.32** It is therefore considered the proposed development would result in acceptable levels of amenity being maintained for the existing residents and secured for future residents of the development.

Housing Mix and Affordable housing

- 8.33** Policy SD12 of the JCS sets out a minimum requirement of 40% affordable housing within the Strategic Allocation sites. It follows that where possible, affordable housing should be provided on site and be seamlessly integrated and distributed throughout the development. Affordable housing must also have regard to the requirements of Policy SD11 concerning type, mix, size and tenure. The design of affordable housing should also meet required standards and be equal to that of market housing in terms of appearance, build quality and materials. Policy H2 of the NDP requires a requires an appropriate mix of housing along with appropriate design and housing standard and Policy H3 seeks affordable housing provision.
- 8.34** Condition 12 of the outline consent required submission of a housing mix statement for the open market housing. The affordable housing requirements are set out in schedule 2 of the s106 agreement associated with the outline. 19 affordable dwellings are to be provided on the site – a mix of 4 x 1 bedroom, 8 x 2 bedroom, 6 x 3 bedroom and 1 x 4 bedroom properties, 11 for social rent and 8 in shared ownership. The proposed mix of open market housing is 3 x 2 bedroom, 19 x 3 bedroom and 6 x 4 bedroom properties.
- 8.35** The submitted Housing Mix Statement assesses the proposals against the relevant local plan policies, local housing need assessment and Neighbourhood Plan and concludes that the proposed mix is acceptable.
- 8.36** The affordable housing mix has been amended slightly in relation to the s106 agreed at outline with one 2 bed unit proposed in place of one of the 1 bed. The Housing Strategy and Housing Enabling Officer has not raised any objection to the proposed amendment.
- 8.37** The proposed affordable housing mix is considered acceptable with regards to the provisions of Policies SD11 and 12 of the JCS.

Foul and Surface Water Drainage

- 8.38** JCS Policy INF2 (2) (iv) requires new development to incorporate Sustainable Urban Drainage Systems (SUDS) where appropriate to manage surface water drainage. Policy INF6 also requires that the infrastructure requirements generated by a proposal are met, including by adequate on and off-site infrastructure. Policy GD7 of the NDP requires the use of SuDs in new developments.
- 8.39** The principle of developing the site is established by the outline consent which includes a condition requiring the submission of a drainage strategy. The Drainage Engineer has commented that the reserved matters submission is lacking information and recommends conditions regarding a drainage strategy. However, as stated, this condition was included on the outline consent and the details have not yet been submitted. The LLFA has confirmed that they have no objections based on the fact that the layout of the surface water drainage strategy is as indicated at outline and that the final design is subject to the provisions of condition 16 of the outline approval.

Other matters – Sustainability credentials

- 8.40** The supporting design information states that the use of high levels of insulation and installation of solar panels and air source heat pumps will ensure that the proposed homes are zero carbon in terms of energy use. Each property will have water butts and a SUDs drainage system is proposed for the site.

9. Conclusion

- 9.1** Considering all of the above, the proposed development is acceptable in regards to layout, scale, appearance, and landscaping. The application accords with the relevant Core Strategy, Local Plan and Neighbourhood Plan policies as detailed and the scheme advanced would be in accordance with the outline consent and the indicative layout plan approved under that permission.

10. Recommendation

- 10.1** The application is therefore recommended for **Approval**

11. Conditions

- 1** The development hereby approved shall be implemented in accordance with the following plans, documents and details:

792-01__Location Plan (Approved)

792-06A__Planning Layout__

Details

792-07__Building Heights Key Plan

792-08__Affordable Housing Key Plan

792-10__External Material Finishes Key Plan

792-10-01__External Materials Schedule

792-11__Site Sections_A1

792-12-01__Street Scenes_A1

792-12-02__Street Scenes_A1

792-144-1 - Swept Path Plans (Sheet 1)

792-144-2 - Swept Path Plans (Sheet 2)
792-145 - Parking Allocation Plan
792-146 - Refuse Strategy Plan
792__Proposed Access and Visibility - 2019-F-009-008 (Approved)
22132.101.C Landscaping

House types

792-30-01__House Type HO2
792-30-02__House Type HO2
792-31-01__House Type HO2 DA
792-31-02__House Type HO2 DA
792-32-01__House Type SC3
792-32-02__House Type SC3
792-33-01__House Type AG3
792-33-02__House Type AG3
792-34-01__House Type TY3
792-34-02__House Type TY3
792-35-01__House Type PB3
792-35-02__House Type PB3
792-36-01__House Type PB3
792-36-02__House Type PB3
792-37-01__House Type HT4
792-37-02__House Type HT4
792-38-01__House Type 2B4P + 1B2P
792-38-02__House Type 2B4P + 1B2P
792-39-01__House Type 2B3P
792-39-02__House Type 2B3P
792-40-01__House Type 2B4P
792-40-02__House Type 2B4P
792-41-01__House Type 3B5P
792-41-02__House Type 3B5P
792-42-01__House Type 1B2P + 4B6
792-42-02__House Type 1B2P + 4B6P
792-50__Garages_A3 Engineering

Reports

792__Design Statement
792__Arboricultural Report
792__Landscape and Visual Impact Assessment
792__Landscape Management Plan
792__Housing Mix Statement

Except where these may be modified by any other conditions attached to this permission.

Reason: To ensure that the development is carried out in accordance with the approved plans.

- 2 The Landscaping scheme shall be implemented in accordance with the approved details no later than the first planting season following the first occupation of the development and shall thereafter be maintained in accordance with the details set out in the 10 year Landscape Maintenance Plan.

Reason: Interest of the landscape character and visual amenity of the area.

12. Informatives

- 1 In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing the to the Council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.
- 2 The decision is to be read in conjunction with planning permission 19/01084/OUT including the associated S106 legal agreements.
- 3 The developer is advised that all pre-commencement conditions on outline approval ref: 19/01084/OUT shall be submitted to the Local Planning Authority and approved in writing, prior to commencement of the development hereby approved.
- 4 Highway to be adopted
The development hereby approved includes the construction of new highway. To be considered for adoption and ongoing maintenance at the public expense it must be constructed to the Highway Authority's standards and terms for the phasing of the development. You are advised that you must enter into a highway agreement under Section 38 of the Highways Act 1980. The development will be bound by Sections 219 to 225 (the Advance Payments Code) of the Highways Act 1980. Contact the Highway Authority's Legal
- 5 Agreements Development Management Team at highwaylegalagreements@gloucestershire.gov.uk.

You will be required to pay fees to cover the Council's costs in undertaking the following actions:

- Drafting the Agreement
- Set up costs
- Approving the highway details
- Inspecting the highway works

You should enter into discussions with statutory undertakers as soon as possible to co-ordinate the laying of services under any new highways to be adopted by the Highway Authority. The Highway Authority's technical approval inspection fees must be paid before any drawings will be considered and approved. Once technical approval has been granted a Highway Agreement under Section 38 of the Highways Act 1980 must be completed and the bond secured.

Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.