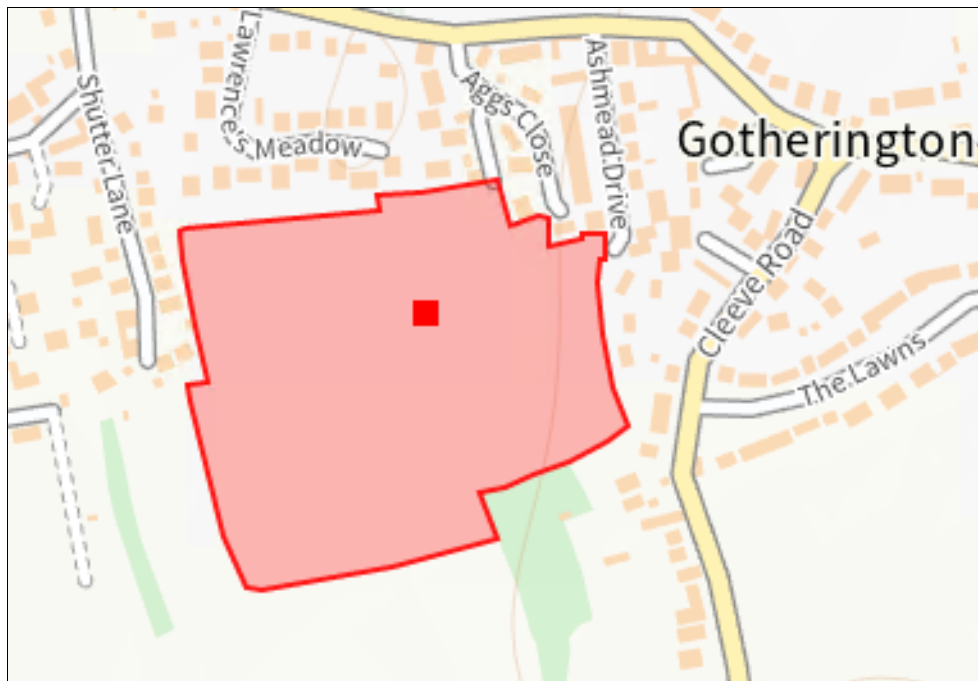


Planning Committee

Date	21 November 2023
Case Officer	David Lowin
Application No.	23/00086/APP
Site Location	Land Off Aggs Lane, Gotherington
Proposal	Reserved matters application pursuant application ref: 19/01071/OUT (outline planning application with means of access from Ashmead Drive (all other matters reserved for subsequent approval) for the erection of up to 50 dwellings (Class C3); earthworks; drainage works; structural landscaping; formal and informal open space; car parking; site remediation; and all other ancillary and enabling works) for 50 dwellings including appearance, landscape, scale and layout.
Ward	Cleeve Hill
Parish	Gotherington
Appendices	Site Location Plan (001 DE A 05) Site Layout Plan (P22 0634 001 DE AB 1) Streetscenes (P22-0634_004_DE_E_01) MUGA and LEAP Proposals (GL1868 06A) Public Right of Way Diversion Plan (P22 0634 001 DE G 04)
Reason for Referral to Committee	Reserved Matters application for the erection of more than 20 dwelling
Recommendation	Delegated Approve

Site Location



1. The Proposal

Full application details are available to view online at:

<https://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ROZZ7XQDFJN00>

- 1.1** Outline planning permission (reference 19/01071/OUT) was granted by the Secretary of State for Communities and Local Government (as was) in January 2021. The description of development was as follows:

‘The development proposed is an outline planning application with means of access from Ashmead Drive (all other matters reserved for subsequent approval), for the erection of up to 50 dwellings (Class C3); earthworks; drainage works; structural landscaping; formal and informal open space; car parking; site remediation; and all other ancillary and enabling works)’
- 1.2** This application seeks approval of the remaining reserved matters, comprising appearance, layout, scale and landscaping pursuant to the outline planning permission.
- 1.3** The reserved matters proposal will deliver 50 dwellings, comprising 40% (20 no.) affordable homes (in accordance with the Section 106 agreement forming part of the outline planning consent), and 30 no. market homes comprising 10 x 2 bedroom dwellings, 5 x 3 bedroom dwellings and 15 x 4+ bedroom dwellings, including 10 bungalows.
- 1.4** The reserved matters proposal takes access from Ashmead Drive as per the outline planning consent, as slightly realigned and amended by a non-material amendment application (22/00815/NMA) approved in January 2023. The proposal also incorporates public open space inclusive of a Multi-Use Games Area (MUGA) and play area in the form of a Locally Equipped Area of Play (LEAP) to the north of the site, SUDS balancing ponds and landscaping throughout the site.

2. Site Description

- 2.1** The application relates to an agricultural field measuring 6.28 hectares, which is located adjacent to the southern edge of Gotherington. It has a gentle slope and is contained by mature hedgerow and tree planting along its boundaries (see attached site location plan).
- 2.2** The site is located within a Special Landscape Area (SLA), with the land to the north and east of Gotherington forming part of the Cotswold Areas of Outstanding Natural Beauty (AONB).
- 2.3** The field boundaries are a mixture of mature species-poor hedgerows, with scattered trees, and non-native and single species hedges bounding residential gardens. The northern, eastern and north-western edges of the site are bounded by residential houses and roads, whilst further arable fields lie beyond the site’s southern and south-western boundaries. The wider landscape comprises large areas of arable farmland, with the settlements of Bishop’s Cleeve and Cheltenham lying approximately 1.2km and 6km to the south respectively.
- 2.4** Vehicular access into site is to be provided from Ashmead Drive, in accordance with the already approved access details for the site, as set out earlier in this report. A number of public rights of way extend across the site (as shown on the appended Public Right of Way Diversion plan), one of which is proposed to be diverted (FP AGO20), whilst the majority are proposed to be retained in situ.

- 2.5** There are no Listed Buildings located within the Site. The Holt, a Grade II listed building immediately adjoins the site to the east. The Malt Shovel, Whites Farm, the Homestead and the Shady Nook are all located within 0.1km of the site and have been designated as Grade II Listed.

3. Relevant Planning History

Application Number	Proposal	Decision	Decision Date
73/00179/OUT	Outline application for residential development. Construction of a new vehicular access.	REF	17.01.1973
73/00180/OUT	Outline application for residential development. New estate roads.	REF	18.07.1973
80/00224/OUT	Outline application for residential development on 4.39ha of land. Construction of new estate roads.	WDN	27.02.1980
16/00901/OUT	Outline planning application with means of access from Ashmead Drive to be determined (all other matters reserved for subsequent approval), for the erection of up to 50 dwellings (Class C3); earthworks; drainage works; structural landscaping; formal and informal open space; car parking; site remediation; and all other ancillary and enabling works.	REF	21.02.2017
19/01071/OUT	Outline planning application with means of access from Ashmead Drive to be determined (all other matters reserved for subsequent approval), for the erection of up to 50 dwellings (Class C3); earthworks; drainage works; structural landscaping; formal and informal open space; car parking; site remediation; and all other ancillary and enabling works.	APPEAL ALLOWED	19.06.2020
22/00815/NMA	Non material amendment to planning application 19/01071/OUT to allow for the re-alignment of the access road, amending the approved access drawing number within Condition 4 and 9 of the planning permission.	GRANT	17.01.2023

4. Consultation Responses

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

4.1 Gotherington Parish Council – Comments received.

- Concerns about Multi-Use Games Area (MUGA) including:
- The need and desire for it to be on-site.
- It's location on site relative to existing residential dwellings and the potential impact this could have upon residential amenity.
- The design of the MUGA and the age groups it will cater for.
- Concerns about the potential impact upon footpath users and in particular the potential loss of the permissive footpath route along the site's eastern boundary.
- Concern regarding some of the bull nose turning heads within the site and their ability to facilitate potential future points of connection.
- Concern about the height of some homes relative to Cobblers Close.
- Concerns about the pressure additional homes may put upon the existing exit of footpath AG018 onto Cleeve Road.
- Concerns that the temporary construction haul road could become a permanent feature, which longer term would be undesirable within a strategic gap.
- Concerns regarding the principle of development and the approved vehicular access into the site.

4.2 Housing – Support the quantum and tenure split which align with the S106 agreement.

4.3 Severn Trent Water - No objection subject to conditions.

4.4 Natural England - No objection.

4.5 Gloucestershire Lead Local Flood Authority - No objection. Comment that the proposed layout and drainage strategy complies with that agreed at the outline stage with the attenuation basin in the southeast corner allowing a surface water connection to the Dean Brook.

4.6 County Council Highways Officer - No objection subject to conditions. Comment made that the parking provision and waste servicing arrangements is acceptable, with any detailed design matters to be appropriately considered at the Section 38 technical approval stage. The response concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion and therefore, there are no justifiable grounds on which an objection could be maintained.

4.7 Environmental Health – No objection. Comments received – The Construction Environmental Management Plan appears adequate for the site relating to noise and dust control measures including site hours. Comments made that whilst MUGAs can cause disturbance as a result of perceived anti-social behaviour, they are commonly found on new developments to create positive play opportunities. It is acknowledged that the MUGA is centrally located within the public open space and that to relocate it would mean moving it closer to either new or existing residents. Recommendations are made for the MUGA to be constructed in accordance with good noise practice.

4.8 Ecology - No objection subject to the site demonstrating a Biodiversity Net Gain updating the material submitted at Outline stage to account for proposed landscaping in both habitat and hedgerow units.

4.9 Archaeology - No objection

- 4.10** Tree Officer – Detailed further information awaited from applicants to update and produce such material as to satisfy condition 17 on the outline consent to protect retained trees and an Arboricultural Method statement.
- 4.11** Minerals and Waste - No objection
- 4.12** Conservation Officer- No objection. It is noted that in the signed statement of common ground for the outline application planning appeal the Council accepted the following position regarding built heritage: "The appeal site has no impact upon the setting of The Holt, The Malt Shovel, Whites Farm, The Homestead nor the Shady Nook all of which are designated by Historic England as Grade II Listed buildings."
- 4.13** The reserved matters proposal is similar and therefore, there is no reason to consider that the same position is not relevant to this current proposal. As such no objection is raised on grounds of impact upon designated heritage assets.
- 4.14** Community and Place Development Officer – No objection in principle. Comments made as follows regarding the MUGA and LEAP:
- Need for compliance with the relevant British Standards and regulations.
 - Need to appropriately balance play opportunities for different age groups.
 - Need to ensure all planting is sufficiently distant from sport/play equipment to avoid encroachment and making the playing surfaces slippery.
 - Need to ensure planting within the open space does not unduly interfere with the natural surveillance of the play spaces.
 - Acknowledgement of the reasons why no fence is proposed around the MUGA in this location, but comment made that this could hinder the useability of the MUGA and impact upon footpath users.
 - A lack of floodlights is acceptable in principle in this location, but comment is made that this could hinder the useability of the MUGA in the autumn/winter months.
 - Bins should be provided as required.
- 4.15** Designing Out Crime Officer – Comments made. Concerns have been raised in relation to the potential for anti-social behaviour where footpaths relate to screen walls, a lack of defensible space to the front of some of the homes around the periphery of the development, the relationship between some lower levels and higher level walls (which people could then climb), the size and surveillance of some car parking spaces and the proximity of some of the affordable homes to the MUGA and LEAP.
- 4.16** Public Rights of Way – Standing advice provided regarding restrictions upon works to public rights of way prior to temporary and permanent footpath diversions being made as necessary.
- 4.17** Landscape Officer – No objection in principle, ongoing negotiations with respect to details of play equipment and other minor but detailed concerns.

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. Thirty-three third party representations and a report from a Consultancy have been received and are summarised below:

- Highway safety concerns relating to the proposed access from Ashmead Drive, the junction of Ashmead Drive and Malleson Road, the propensity for parked vehicles along Malleson Road (and Lawrences Meadow), the lack of traffic calming proposed.
- Concerns relating to the MUGA with regard to the need for it (relative to existing local facilities), a preference for this to remain a green and open part of the site, its potential to give rise to noise pollution and anti-social behaviour, increased parking pressures, separation distances, the potential for it to be floodlit and its potential impact upon existing resident's quality of life.
- Concern regarding the negative impact the development will have upon the environment, the extent of landscape buffer to the east of the site and the omission of the permissive footpath along this boundary from the initial proposal.
- The development should not have streetlighting to reflect the character of Gotherington and to avoid potential light pollution issues.
- The ridge height and design of some of some of the 2-storey homes appears incongruous with an unnecessary number of larger homes proposed.
- The unsuitability of Ashmead Drive for construction traffic. The proposal that construction traffic accesses the site from the south is noted, with some suggesting that this should comprise the longer term permanent site access also. It is referenced that construction operating and delivery hours need to consider peak school times and local major events.
- Concern regarding some of the bull nose turning heads within the site and their ability to facilitate potential future points of connection.
- The affordable homes upon the site should be prioritised for the people of Gotherington, meet local needs and be further distributed around the site.
- The provision of bungalows is generally welcomed, but a restriction should be put upon them to stop them being converted into 2-storey homes in the future.
- No allowance for self and custom build homes has been made.
- The impact the development and the pumping station will have upon users of the existing footpath network.
- The proposed development has the capacity to overwhelm the existing sewer network.

- The village has already taken substantial new growth and this development will change the shape of the village and put additional strain on services and facilities.
- The development will spoil views from existing resident's properties adjacent the site and amenity will be compromised for those residents.
- Insufficient parking has been provided and the garages are too small for larger cars.

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

- Policy SP2 (Distribution of New Development)
- Policy SD4 (Design Requirements)
- Policy SD6 (Landscape)
- Policy SD8 (Historic Environment)
- Policy SD9 (Biodiversity and Geodiversity)
- Policy SD10 (Residential Development)
- Policy SD11 (Housing Mix and Standards)
- Policy SD12 (Affordable Housing)
- Policy SD14 (Health and Environmental Quality)
- Policy INF1 (Transport Network)
- Policy INF5 (Renewable Energy/Low Carbon Energy Development)

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

- Policy RES2 (Settlement Boundaries)
- Policy RES5 (New Housing Development)
- Policy RES12 (Affordable Housing)
- Policy RES13 (Housing Mix)
- Policy HER2 (Listed Buildings)
- Policy HER5 (Non-Designated Heritage Assets)
- Policy DES1 (Housing Space Standards)
- Policy TRAC9 (Parking Provision)
- Policy LAN2 (Landscape Character)
- Policy NAT1 (Biodiversity, Geodiversity and Important Natural Features)
- Policy ENV2 (Flood Risk and Water Management)
- Policy HEA1 (Healthy & Active Communities)

- Policy TRAC1 (Pedestrian Accessibility)
- Policy TRAC2 (Cycle Network & Infrastructure)
- Policy TRAC3 (Bus Infrastructure)

6.5 Gotherington Neighbourhood Development Plan – 2011-2031 (Made 19th Sept 2017)

- Policy GNDP01 – New Housing Development within Gotherington Service Village
- Policy GNDP02 – Meeting Strategic Development Needs in Gotherington as a Service Village
- Policy GNDP03 – New Housing Development in the Open Country
- Policy GNDP04 – Securing a Suitable Mix of House Types and Sizes in New Development
- Policy GNDP05 – Protecting Existing and Development New Community Assets
- Policy GNDP06 – Protecting and Enhancing Local Green Space
- Policy GNDP07 – Gotherington Design Principles
- Policy GNDP08 – Development Affecting Non-Designated Heritage Assets
- Policy GNDP09 – Protecting and Enhancing the Local Landscape
- Policy GNDP10 – Protecting Locally Significant Views
- Policy GNDP11 – Development Outside of the Defined Settlement Boundary
- Policy GNDP12 – Biodiversity

Other relevant policies/legislation

6.6

- 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 the made Gotherington Neighbourhood Plan.
- 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 two conditions which required the submission of additional information as part of any reserved matters application and these conditions are summarised below:
- Condition 16 – Requires the submission of a housing mix statement setting out an appropriate mix of dwelling sizes, types and tenures to be provided on site that will contribute to a mixed and balanced housing market and which considers the needs of the local area and of older people. This information has been submitted as part of the reserved matters application.
 - Condition 17 – Requires the submission of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) in accordance with the most up-to-date British Standards. This information has been submitted as part of the reserved matters application.
- 8.2** Information has also been submitted relating to the discharge of other conditions and whilst this information has been considered and found to be broadly acceptable, the applicant has been advised that these conditions cannot be discharged through the reserved matters and a separate condition discharge application will need to be made accordingly (Condition 5: Construction Ecological Management Plan and Condition 8: Construction Method Statement).
- 8.3** Condition 18 requires the reserved matters application to be for no more than 50 dwellings. The scheme submitted is for 50 dwellings.
- 8.4** The outline permission was also subject to Section 106 agreements with the Borough Council and Gloucestershire County Council. These matters also need to be taken into account when considering these reserved matters and are discussed where relevant in the following sections of this report.
- 8.5** The application is supported by a range of plans and technical documents including the following:
- Site Location Plan (001 DE A 05)
 - Site Layout Plan (P22 0634 001 DE AB 1)
 - MUGA and LEAP Proposals (GL1868 06B)
 - Public Right of Way Diversion Plan (P22 0634 001 DE G 04)
 - Enclosure Details (P22-0634_001_DE_B_09)
 - Building Heights Plan (P22-0634_001_DE_i_07)
 - Boundary Treatments Plan (P22-0634_001_DE_i_08)
 - Access, Movement & Parking Plan (P22-0634_001_DE_i_06)
 - Materials Plan (P22-0634_001_DE_J_02)
 - House Type Pack (P22 0634 003 DE M 1)
 - Drainage Layout Sheet 1 (27340_02_010_01.1-E)
 - Drainage Layout Sheet 2 (27340_02_010_01.2-C)
 - Levels & Retaining Measures (27340_02_010_02-C)
 - Viability Cut & Fill (27340_02_010_03-C)
 - Biodiversity Net Gain Assessment (ADG-BWB-ZZ-XX-RP-LE-0002_BNG P02)

-
- Arboricultural Method Statement and Tree Protection Plan (Met5365.Gotherington.Hayfield.AMS - AMS and TPP)
 - Soft Landscape Proposals Sheet 1 (GL1868 02C)
 - Soft Landscape Proposals Sheet 2 (GL1868 03C)
 - Soft Landscape Proposals Sheet 3 (GL1868 04C)
 - Soft Landscape Proposals Sheet (GL1868 05C)
 - Streetscenes (P22-0634_004_DE_E_01)
 - Refuse Vehicle Swept Path Layout (27340_08_020_01-D)
 - Design Statement (P22-0634_005_DE_i_01)
 - Construction Management Plan (06.09.22)
 - Housing Mix Report (RCA731c)

Principle of development

- 8.6** Outline planning permission (reference 19/01071/OUT) was granted by the Secretary of State for Communities and Local Government (as was) in January 2021. The description of development was as follows:
- 8.7** 'The development proposed is an outline planning application with means of access from Ashmead Drive (all other matters reserved for subsequent approval), for the erection of up to 50 dwellings (Class C3); earthworks; drainage works; structural landscaping; formal and informal open space; car parking; site remediation; and all other ancillary and enabling works)'
- 8.8** Therefore, the principle of residential development at the site has been established through the grant of outline planning permission. This application relates to the approval of the reserved matters in respect of layout, appearance, landscaping and the scale of the development.
- 8.9** The key issues in relation to this reserved matters application are considered to be:
- Layout, Appearance, Scale and Density;
 - Access, Turning, Parking and Highway Safety;
 - Trees, Landscaping and Open Space;
 - Multi-Use Games Area (MUGA) and Locally Equipped Area of Play (LEAP);
 - Residential Amenity;
 - Affordable Housing;
 - Housing Mix;
 - Drainage and Flood Risk;
 - Ecology and Biodiversity;
 - Public Rights of Way; and
 - Heritage Assets.

Layout, Appearance, Scale and Density

- 8.10** 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.

- 8.11** 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.
- 8.12** 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.
- 8.13** Policy GNDP07 of the Gotherington Neighbourhood Plan establishes design principles that new development must preserve the setting and identity of the village, include appropriate boundary treatments for their surroundings, retain existing movement routes and footpath links where appropriate and reasonable, be of a suitable design (regarding materials, heights and layout) to enhance village character, minimise light pollution and provide off-road car parking.
- 8.14** Condition 15 of the outline approval requires that any reserved matters application for this site should be generally in accordance with the parameters described in the Design and Access Statement (December 2019) and the Illustrative Site Layout (BM-M-01 Revision A).
- 8.15** In allowing the appeal, the Inspector considered that both these documents provided an illustrative set of appropriate design parameters with regards to layout, appearance, landscaping and scale, such that a similarly design reserved matters proposal could come forward in conformity with the above identified relevant design policies.
- 8.16** It is Officers opinion that this reserved matters application has come forward in general accordance with the principles established at the outline planning application stage.
- 8.17** The layout of the site respects the established design parameters by concentrating the built form of the development within the centre of the site, inclusive of a central green area (albeit limited in scale), with the northern extent of development being controlled by the retention of footpath AG019 in situ. To the north of this a substantive area of open space is proposed, including a multi-use games area (MUGA) and locally-equipped area of play (LEAP), encapsulated within an amenity meadow area with interspersed native tree planting.
- 8.18** A new “wildlife pond” is to be created in the foreground of the development’s access from Ashmead Drive to create a positive entrance to the site, with this pond also including a ‘dipping platform’.
- 8.19** Whilst a substation is also located close to the site’s access, with a second substation being located to the north-west of the site and a pumping station (largely a below ground feature) close to footpath AG018, which will be visual detractors from users of the open space, the location of such infrastructure is guided by the technical constraints of the site and the infrastructure provider’s requirements and in this instance, alternative more subtle locations were not considered feasible. However, landscaping has been included nearby these pieces of infrastructure to help soften their appearance and limit their visual impact.
- 8.20** A sustainable urban drainage feature in the form of an above ground attenuation basin is proposed to the south-west of the site, which is proposed to be appropriately landscaped to provide a drainage and environmental function.

- 8.21** As per the appended Public Right of Way Diversion Plan (P22 0634 001 DE G 04), all footpaths are to be retained in situ aside from footpath AG020, which is proposed to be diverted as it not reasonably considered that this footpath could remain in situ without prohibiting the proposal from coming forward in an otherwise legible and mostly outward facing manner, as is preferable from an urban design perspective.
- 8.22** Therefore, footpath AG020 is proposed to be diverted through the south-eastern periphery of the site set within a wider landscape corridor, which will comprise a pleasant walking route around the development.
- 8.23** Further to local engagement the applicant has also updated the proposal to incorporate the existing permissive footpath along the eastern boundary of the site, which in conjunction with the proposed diversion of footpath AG020 will create a new loop walking route around the entire periphery of the site. Whilst the corridor dedicated to this eastern footpath is limited, its inclusion is considered a betterment to the proposal as originally submitted and in Officer's opinion, is acceptable in terms of the site's overall layout.
- 8.24** The dwellings, in the applicant's view, have been designed to seek to reflect the prevailing local architectural style and include a number of design features such as gables, parapet walls, stone heads and sills and varied canopies throughout to add visual interest. The proposal includes appropriate materials in the view of the applicants, comprising reconstituted stone, grey and brown roof tiles and timber boarding. The detailed palette of materials has not been agreed and a condition is therefore proposed. Means of enclosure in the public realm are also varied, ranging between high and low-level reconstituted stone walls, timber post and rail fencing, knee railing and soft landscaping.
- 8.25** With regards to scale, the proposal incorporates a mixture of one and two storey homes, with 13 bungalows included across both the market and affordable homes. The new homes sited to the west of Cobblers Close are all bungalows, to provide a suitable design response to this sensitive edge of existing homes. The proposed dwellings are also separated from the boundary with these existing homes by a landscape buffer to provide suitable separation. The scale and height of the 2-storey homes within the development is considered to be acceptable relative to the surrounding context.
- 8.26** With regards to density, the proposal is for 50 homes, in-keeping with the requirements of the outline planning consent and the distribution of homes does not interfere with the ability of the site to otherwise deliver meaningful areas of open space as envisaged at the outline application stage. Therefore, the density of the proposal is considered acceptable.
- 8.27** Overall officers consider that the scale, layout and appearance of the application is generally acceptable and in general accordance with the requirements of policies SD4, RES5 and GNDP07 as set out above. However, there remain some matters of detail to resolve, which at the time of writing, is actively being addressed by the applicant. The matters in hand relate to the detailed design of several house types to which amendments are sought. The proposed external materials are also being reviewed to seek replacement of the use of timber/fibre cement weather boarding, which is not considered characteristic of the locality, and its replacement with re-constituted stone and/ or red brick, to provide variety in the street scene. The replacement of post and rail fencing with metal estate fencing is also being considered in the interests of the long-term durability and appearance of the development. Members will be provided with an update on these issues at the meeting.

Access, Turning, Parking and Highway Safety

- 8.28** 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 does not have a severe impact 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 GNDP07 of the Gotherington Neighbourhood Plan identifies that new development must retain existing movement routes and footpath links where appropriate and reasonable, minimise light pollution and provide sufficient off-road car parking.
- 8.29** Vehicular and pedestrian access to the site via Ashmead Drive has already been considered and deemed acceptable at the outline planning application stage, as subsequently varied via application 22/00815/NMA, which permitted minor adjustments to the proposed new access road's carriageway alignment. Therefore, access is not a reserved matter to be considered as part of this reserved matters application.
- 8.30** The Highways Authority has assessed the scheme and commented that the parking provision and waste servicing arrangements is acceptable, meeting the requirements of Manual for Gloucestershire Streets. An adoption plan was requested by the Highway Authority, which the applicant provided to the satisfaction of the Highway Authority.
- 8.31** The Highway Authority also commented on a number of detailed design matters relating to route management systems, pedestrian links, future agricultural access and egress, and substation access, but the Highway Authority have confirmed that these are matters which can be suitably addressed at the Section 38 technical approval stage and therefore, do not require further consideration as part of this reserved matters application.
- 8.32** Officers consider that the road layout, block sizes and pedestrian links proposed generally accord with the parameters established at the outline planning application stage. All routes within the site are necessary and serve a specific function with natural surveillance promoted through a road pattern which enables outward facing development parcels.
- 8.33** A series of primary, secondary and tertiary streets and/or private drives are appropriately utilised throughout the development. Street trees have been provided along the primary movement route in accordance with the requirements of paragraph 131 of the NPPF, and this is considered acceptable. Grass verges are also evident and will enhance the quality of the street scene.
- 8.34** All properties are provided with a sufficient number of on-plot parking spaces, with many homes over-providing with regards to on-plot parking to reduce the need for on-street parking. Where this is the case, additional parking spaces are provided to the side of dwellings, rather than to the front, to ensure these spaces are accommodated in a manner which will not unduly compromise the street-scene.
- 8.35** The Highways Authority consider that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion and therefore, there are no justifiable grounds on which an objection could be maintained.
- 8.36** It is therefore considered that the access, internal road layout and car parking provision is acceptable and accords with Policies INF1 and SD4 of the JCS, Policy GNDP07 of the GNDP and the NPPF.

Trees, Landscaping and Open Space

- 8.37** 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.
- 8.38** Policy GNDP09 identifies that to protect and enhance the landscape of the Gotherington Neighbourhood Plan Area, development proposals will have to demonstrate that they will not have a detrimental impact upon views to and from surrounding hills, the AONB and views from the Gloucester Vale. It is also noted that hedgerows and mature trees will be preserved, the sense of enclosure within Gotherington will be maintained and existing field and settlement patterns will be preserved. Policy GNDP10 identifies that identified 'special views' will be given special consideration when assessing planning applications. This includes views 11, 12 and 13 as identified in the GNDP.
- 8.39** When assessing the acceptability of the proposed landscape impact the development would have at the outline planning application appeal stage, the Inspector considered the impact of the proposed development upon the Special Landscape Area, the setting of the AONB with regards to views both to and from the AONB (and other relevant viewpoints including the relevant viewpoints identified in the GNDP), coalescence between Gotherington and Bishops Cleeve and the linear form of Gotherington.
- 8.40** In allowing the appeal the Inspector concluded that development of the site would not appear as a significant encroachment into the surrounding rural landscape that could be considered as harmful or disproportionate. The gap between villages would be maintained and the linear nature of Gotherington would not be adversely affected. Views towards the AONB from the site would change, but with the views that would become available from the open space, the effect would be acceptable.
- 8.41** However, the Inspector did conclude that there would inevitably be a permanent change to the landscape character of the area by the development of a greenfield site with housing and therefore, there would be some limited harm. There would be a moderately adverse effect from the viewpoint at Nottingham Hill. Furthermore, whilst the effect on the view from Cleeve Hill would be neutral, it would not enhance landscape and scenic beauty. Therefore, when looking at the overall effect, the Inspector concluded that the proposal would lead to some limited harm to landscape character and appearance of the area and the setting of the AONB and there would be overall moderate harm to views from the AONB, to which great weight was afforded.
- 8.42** Notwithstanding the above, the Inspector allowed the appeal as on balance, they deemed that the benefits of the proposal demonstrably outweighed these harms in accordance with the Framework.

- 8.43** As set out previously, condition 15 of the outline approval requires that any reserved matters application for this site should be generally in accordance with the parameters described in the Design and Access Statement (December 2019) and the Illustrative Site Layout (BM-M-01 Revision A). In allowing the appeal, the Inspector considered that both these documents provided an illustrative set of appropriate design parameters with regards to layout, appearance, landscaping and scale, such that a similarly designed reserved matters proposal could come forward in an acceptable manner having regard to the above identified relevant planning policies.
- 8.44** As set out earlier in this report, it is Officers opinion that this reserved matters application has come forward in general accordance with the principles established at the outline planning application stage.
- 8.45** The layout respects the land use parameters established, remains of between 1-2 storeys in scale, incorporates the public open space (including a MUGA and LEAP) to the north of the site, attenuation to the south-west of the site and landscape margins along the southern and eastern boundaries accordingly.
- 8.46** The applicant has incorporated street trees to soften the visual appearance of the site along the principle street. The open spaces upon the site comprise a blend of amenity grassland areas to generate useable open spaces, as well as meadow seed mix areas for biodiversity and ecological purposes. Trees have been included within the open spaces upon the site both intermittently to add visual interest in an informal manner, as well as in a more structured way along key movement routes and adjacent site boundaries, where enhanced screening could be provided without compromising natural surveillance. A number of homes have landscaped frontages of varying depths and sizes including native shrub and hedgerow planting, whilst the balancing pond will also be sewn with an appropriate SUDS meadow mix.
- 8.47** Therefore, it is Officer opinion that this reserved matters application has come forward in general conformity with the outline planning application approved parameters and as such, the application appropriately accords with policies SD6, SD4 and INF3 of the JCS and policies GNDP09 and GNDP10 of the GNDP. However, the consultation response of our landscape advisor's and tree officer, raise a number of detailed matters to be addressed, including revisions to the design of the LEAP, enclosure for the MUGA, choice of planting specimens and a tree protection plan, and an Arboricultural Method statement to discharge condition 17 of the extant outline consent, detailed routes of footpaths that are the subject of on going negotiations with officers. These matters are being actively addressed by the applicant and officers will provide an update to members on progress at the meeting.

MUGA and LEAP

- 8.48** 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.

- 8.49** The section 106 agreement associated with the outline planning application requires the provision of a multi-use games area, with a general specification for it appended to the section 106 agreement, and the location of the MUGA being set within the northern area of formal public open space. It is the same for the provision of a locally-equipped area of play (LEAP). Therefore, the principle of both a MUGA and LEAP being provided, to broadly what specification and where upon the site, was established and agreed at the outline planning application stage. The delivery of the MUGA and LEAP in this location would also accord with the Illustrative Layout and Design Statement considered at the outline application stage, which this reserved matters application is required to be in broad accordance with.
- 8.50** In the original reserved matters application submission the MUGA and the LEAP were located together and the MUGA was proposed to be surrounded by a cage, as is common practice for MUGAs. However, as will have been noted earlier in this report, a significant proportion of local objection to the reserved matters proposal relates to the provision of the MUGA and its potential to be a source of noise, nuisance and anti-social behaviour.
- 8.51** Given that a MUGA and LEAP must be provided in the northern area of public open space to accord with the outline planning application as approved at appeal, discussions were held with the applicant, who also held a related public consultation in the village, to identify the most appropriate way of delivering the MUGA and LEAP in accordance with the outline planning application, but in a way which best alleviates the potential for noise and anti-social behaviour matters to the benefit of both existing and new residents.
- 8.52** Accordingly, the cage around the MUGA has been removed, as this part of the design was considered the most likely source of unwanted noise, whilst it could also potentially hinder the effective natural surveillance of the MUGA, which in turn was giving rise to potential anti-social behaviour concerns locally. This also aided the Environmental Health Officer's recommendation that the MUGA be designed in accordance with good noise practice principles. Whilst it is noted that this may be to the detriment of the complete useability of the MUGA, on balance this is considered acceptable in this instance to help alleviate concerns where possible.
- 8.53** Similarly, the LEAP and MUGA have been separated, which has allowed the MUGA to move further south, further away from existing residents to the north, whilst increasing separation distances further above the respective minimum standards.
- 8.54** Whilst requests were considered to remove the LEAP and MUGA altogether, or to site them elsewhere upon the site, this would not be possible whilst maintaining accordance with the outline planning approval. Therefore, it is considered that the location, design and provision of both the MUGA and the LEAP effectively balances the need to for the proposal to accord with the outline planning consent, the useability of each area for sport and/or play, whilst not giving rise to unacceptable levels of noise or unwanted anti-social behaviour

- 8.55** There is also a requirement in the section 106 agreement for a Multi-Use Community Area ('MCA'), from which existing and future residents can enjoy the views and wider setting of the site. Whilst more formal uses such as a bandstand and/or amphitheatre were considered as per the illustrative suggestions made at the outline planning application stage, the same concerns regarding the potential for such formal spaces to give rise to potential anti-social behaviour were raised by the local community. Therefore, the proposal still incorporates an MCA, but this is a more informal offering of an additional Wildlife Pond to that envisaged at the outline application stage, including a viewing area and dipping platform, as well as wider enhancements to the footpath network and landscaping within the northern open space area, to alleviate concerns to the extent possible whilst not undermining the requirements of the section 106 agreement for the site.
- 8.56** Officers therefore consider that the proposal is appropriate and acceptable in planning terms and is in accordance with Policy RES5 of the TBLP.

Residential amenity

- 8.57** Policy SD4 (Design Requirements) of the adopted JCS seeks to avoid visual intrusion, noise, smell, and pollution in development. Policy SD14 (Health and Environmental Quality) goes further to ensure that new development causes no unacceptable harm to local amenity including neighbouring occupants. Development should have no detrimental impact on the amenity of existing or new residents or occupants. Policy HEA 1 (Healthy and Active Communities) of the adopted TBP seeks to ensure that potential impacts to health and wellbeing are considered in new development.
- 8.58** As set out above, whilst the concerns of residents are noted regarding noise which may emanate from the use of the MUGA and the LEAP through their use, they have been sited and designed to minimise noise disturbance to the extent considered possible and reasonable, whilst maintaining their useability in accordance with the outline planning application requirements. Therefore, Officers are content that in this regard the proposal in will suitably preserve the residential amenity of existing and future residents in accordance with policies SD4 and SD14 of the JCS and Policy HEA1 of the TBP.
- 8.59** Policy DES1 (Housing Space Standards) requires new development to adopt nationally described space standards. The submitted plans for each home type confirm that all dwellings meet or exceed the government's space standards as required. Amendments to the scheme were made post-submission to allow a greater stand-off distance to the adjoining properties along the eastern boundary, with single storey homes also being proposed along this boundary to minimise potential impacts upon existing residents.
- 8.60** Overall, Officers consider the development provides sufficient space between dwellings and the private garden spaces for each home meet expectations. Dwellings are positioned set back from the site boundary, so that (to the extent it would be required), there would be no issue with overlooking or impacts on the privacy of existing neighbouring dwellings, or unwelcome views into the development. The arrangement of individual plots raises no concerns regarding overlooking or privacy. Residential amenity is also enhanced by the provision of open space with natural surveillance and landscaping.
- 8.61** Officers therefore consider that the development complies with the requirements of Policies SD4, SD14 of the adopted JCS, and HEA1 and DES1 of the adopted TBP.

Affordable housing

- 8.62** Chapter 5 of the NPPF seeks to deliver a sufficient supply of homes, and that the needs of groups with specific housing requirements are addressed, in terms of amongst others affordability and tenure.
- 8.63** Policy SD12 of the JCS sets out that outside of the Strategic Allocations a minimum requirement of 40% affordable housing will be sought on developments. Affordable housing must also have regard to the requirements of Policy SD11 concerning type, mix, size and tenure.
- 8.64** The affordable homes proposed comprise 40% of the development overall and in line with the requirements of the section 106 agreement the mix of the affordable homes is as set out below:

Property Type	Social Rent	Shared Ownership	Total
1 Bed Apartment or Maisonette	2	0	2
1 Bed Bungalow	1	0	1
2 Bed 4 Person Bungalow	1	1	2
2 Bed 4 Person House	5	3	8
3 Bed 5 Person House	4	2	6
4 Bed 7 Person House	1	0	1
Total	14	6	20

Officers are content that the homes have been designed to be in-keeping with the design of the market homes and that the affordable homes have been appropriately distributed within the development. The Housing Enabling Officer (HEO) has also been consulted and is satisfied with the affordable housing provision and it is therefore considered that this provision would accord with Policies SD11 and SD12 of the JCS.

Housing Mix

- 8.65** JCS Policy SD11 states that housing development will be required to provide an appropriate mix of dwelling sizes, types and tenures in order to contribute to mixed and balanced communities and a balanced housing market. Development should address the needs of the local area, including the needs of older people as set out in the local housing evidence base, including the most up to date Strategic Housing Market Assessment (SHMA).
- 8.66** Condition 16 requires the submission of a housing mix statement setting out an appropriate mix of dwelling sizes, types and tenures to be provided on site that will contribute to a mixed and balanced housing market and which considers the needs of the local area and of older people.
- 8.67** As already set out the submitted housing mix statement clarifies that the affordable homes will be provided as per the section 106 agreement for the site, comprising fourteen social rent homes and six shared ownership homes, ranging from one to four bedrooms, and including maisonettes, bungalows and houses.

- 8.68** With regard to the open market housing mix, the report considers the relevant parts of the development plan relating to housing mix for the Borough and the Neighbourhood Plan area, along with the evidence that underpins it. The report also considers the broad split of house sizes and types within the existing owner-occupied stock of the Borough and local area (including through new permissions), with specific reference being made to the unmet need for bungalows and down-sizer homes within Gotherington specifically.
- 8.69** The report concludes that the proposed housing mix is appropriate and broadly aligned to the development plan, with the over-provision of 4+ bedroom homes against the extant SHMA preferred mix having been justified, particularly in the context of the provision of 10 x open market bungalows which cater for senior citizen market demand, which few new developments provide in such quantum due to interlinked efficient use of land and viability concerns, which the provision of slightly more 4+ bedroom homes in this instance has alleviated. Therefore, the proposed open market housing mix is 10 x 2-bedroom dwellings, 5 x 3 bedroom dwellings and 15 x 4+ bedroom dwellings, including 10 bungalows,
- 8.70** Whilst the housing mix diverges from the requirements of JCS Policy as set out above, on balance it is considered by Officers that the mix of housing proposed would be appropriate and cater for a house type (bungalows) for which there is considerable market demand and limited provision.

Drainage and flood risk

- 8.71** 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 GNDP07 of the NDP requires the use of SuDs in new developments.
- 8.72** Drainage plans have been submitted and the Gloucestershire Lead Local Flood Authority has been consulted. The principle of developing the site in a satisfactory manner with regard to foul and surface water drainage is already established by the outline consent and the LLFA consider that the submitted Drainage details submitted by the applicant are acceptable subject to a drainage condition which requiring details of the surface water drainage system to be submitted and approved.
- 8.73** With regards to surface water the LLFA confirm that the proposed layout and drainage strategy complies with that agreed at the outline stage, with an attenuation basin being located in the southeast corner of the site, which allows the suitable storage of surface water and point of connection into the Dean Brook. Severn Trent also responded to the application with no objection subject to conditions which require drainage plans to be submitted.
- 8.74** Therefore, it is considered that the proposal accords with Policies INF2 and INF6 of the JCS and Policy GNDP07 of the GNDP.

Biodiversity and Ecology

- 8.75** Chapter 15 of the NPPF seeks to conserve and enhance the natural environment.

- 8.76** 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. This is also a requirement within Policy GNDP12 of the Neighbourhood Plan.
- 8.77** The Ecology Officer was consulted and raised no objection to the proposal subject to the site demonstrating a Biodiversity Net Gain in both habitat and hedgerow units prior to determination and the imposition of recommended conditions requiring a Construction environmental Management Plan (CEMP) and a Landscape and Ecological Management Plan (LEMP), conditions for which are already attached to the outline planning consent.
- 8.78** The applicant has subsequently submitted a Biodiversity Net Gain report which shows the development will result in a net gain of 26.23% habitat units. The planting of native hedgerows within the final landscaping design will also result in a gain of 92.98% for linear habitat units.
- 8.79** Officers therefore consider that the application accords with the requirements of policies SD9 of the JCS, NAT1 of the TBP and GNDP12 of the GNDP.

Public Rights of Way (PRoW) and Footpaths

- 8.80** Policy INF 1 of the JCS requires developers to take opportunities to provide at (iii) where appropriate extend or modify existing walking and cycling routes. Policy SD4 requires new development to integrate with existing development by walking and cycling modes. Policy TRAC 1 of the Borough Plan protects existing pedestrian networks and seeks to extend and enhance them, with proposals that reduce pedestrian connectivity or fail to optimise them being resisted.
- 8.81** The applicant submitted Public Right of Way Diversion Plan (P22 0634 001 DE G 04) which shows all footpaths are to be retained in situ around the periphery of the development aside from footpath AG020, which is proposed to be diverted as it not reasonably considered that this footpath could remain in situ without prohibiting the proposal from coming forward in an otherwise legible manner and outward facing manner, as is preferable from an urban design perspective.
- 8.82** Therefore, footpath AG020 is proposed to be diverted through the south-eastern periphery of the site set within a wider landscape corridor, which will comprise a pleasant walking route around the development. During the application determination period revised landscape plans were also provided to increase the amount of tree planting along the routes of the retained public rights of way to enhance the experience of footpath users and to further assist in mitigating the impact of the wider development.
- 8.83** Further to local engagement the applicant has also updated the proposal to incorporate the existing permissive footpath along the eastern boundary of the site, which in conjunction with the proposed diversion of footpath AG020 will create a new loop walking route around the entire periphery of the site. Whilst the corridor dedicated to this eastern footpath is limited, its inclusion is considered a betterment to the proposal as originally submitted and in the Officer's opinion, is acceptable in terms of the site's overall layout.

- 8.84** The Public Rights of Way Officer was consulted and provided no objection subject to standing advice being followed regarding the relevant requirements for temporary and permanent footpath diversions. Therefore, the approach toward the public rights of way on site is considered appropriate and compliant with the relevant policies of the Development Plan.

Heritage Assets

- 8.85** Policy SD8 of the adopted JCS seeks to protect Heritage assets , similarly Policy HER2 of the Borough plan also seeks to ensure that new development will have no adverse impact on Listed buildings. Generally, these policies mirror the requirements of guidance in the NPPF.
- 8.86** As set out earlier in this report, the Conservation Officer was consulted and has raised no objection to the proposal. They note that in the signed statement of common ground for the outline application planning appeal the Council accepted the following position regarding built heritage: The appeal site has no impact upon the setting of The Holt, The Malt Shovel, Whites Farm, The Homestead nor the Shady Nook all of which are designated by Historic England as Grade II Listed buildings.
- 8.87** The Conservation Officer concludes that the reserved matters proposal is necessarily similar to the outline planning application defined parameters and therefore, there is no reason to consider that the same position is not relevant to this current proposal. As such no objection is raised on grounds of impact upon designated heritage assets and Officers agree with this position.
- 8.88** Therefore, the approach toward heritage assets is considered appropriate and compliant with the relevant policies of the Development Plan.

9. Conclusion

- 9.1** Considering the details discussed above, it is concluded that the proposal would accord with the outline consent and parameters therein and the proposed development would be acceptable in terms of access, layout, scale, appearance and landscaping.

10. Recommendation

- 10.1** It is recommended that authority be **DELEGATED** to the Development Manager, to **APPROVE** the application, to conclude ongoing negotiations with the applicant with regard to detailed house design, boundary treatments, landscape, tree and planting details and that Officers be given delegated powers to determine the revised scheme including revisions to necessary conditions as set out below resulting from those discussions.

11. Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following documents and plans and any submitted revised drawings and documents dealing with house type design, materials and boundary treatment emanating from the continuing negotiations with the applicants:

- P22-0634_001_DE_AB_1 – Layout
- P22-0634_001_DE_B_09 - Enclosure Details
- P22-0634_001_DE_i_07 - Building Heights Plan
- P22-0634_001_DE_i_08 - Boundary Treatments Plan
- P22-0634_001_DE_J_02 - Materials Plan
- P22-0634_003_DE_M_1 – House types –
- P22 0634 001 DE G 04 – Public Right of Way Diversion Plan
- 27340_02_010_01.1-E- Viability Drainage Layout Sheet 1 of 2
- 27340_02_010_01.2-C- Viability Drainage Layout Sheet 2 of 2
- 27340_02_010_02-C- Viability Levels & Retaining Measures
- 27340_02_010_03-C- Viability Cut & Fill
- CEMP V1
- ADG-BWB-ZZ-XX-RP-LE-0002_BNG Assessment-S2_P03
- 5365.Gotherington.Hayfield.AMS - AMS and TPP
- GL1868 02C Soft Landscape Proposals (Sheet 1 of 4)
- GL1868 03C Soft Landscape Proposals (Sheet 2 of 4)
- GL1868 04C Soft Landscape Proposals (Sheet 3 of 4)
- GL1868 05C Soft Landscape Proposals (Sheet 4 of 4)
- GL1868 06B Play Area Proposals

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

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

- 2 Notwithstanding the development hereby approved, prior to the commencement of development details and samples of all proposed external materials to be used (walls, roofs, hard landscaping) shall first be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details so approved.

Reason: In the interests of the appearance of the development and wider visual amenity.

- 3 The Development hereby approved shall not be occupied until the access, parking and turning facilities to the nearest public highway has been provided as shown on drawing 22089-BGC-D / 100S38 C.

Reason: To ensure conformity with submitted details.

- 4 The development hereby permitted should not be completed above slab level for any individual dwelling until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved details before the development is first brought into use.

Reason: To ensure that the development is provided with a satisfactory means of drainage and to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

- 5 Prior to the commencement of development, a detailed and specific Biodiversity Enhancement Management Plan is required to be submitted to and approved by the planning authority to update the Ecology report and BNG assessment submitted as part of the extant outline permission. Any recommendations proposed by that report to ensure a positive Biodiversity Net gain in accordance with Policy NAT 1 of the adopted local plan shall be implemented prior to the development being brought into use.

Reason: to ensure that the requirements to add to the biodiversity of the site are assessed and undertaken.

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 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 19/01071/OUT including the associated S106 legal agreements.
- 3 The developer is advised that all pre-commencement conditions on outline approval ref: 19/01071/OUT shall be submitted to the LPA and approved in writing, prior to commencement of the development hereby approved