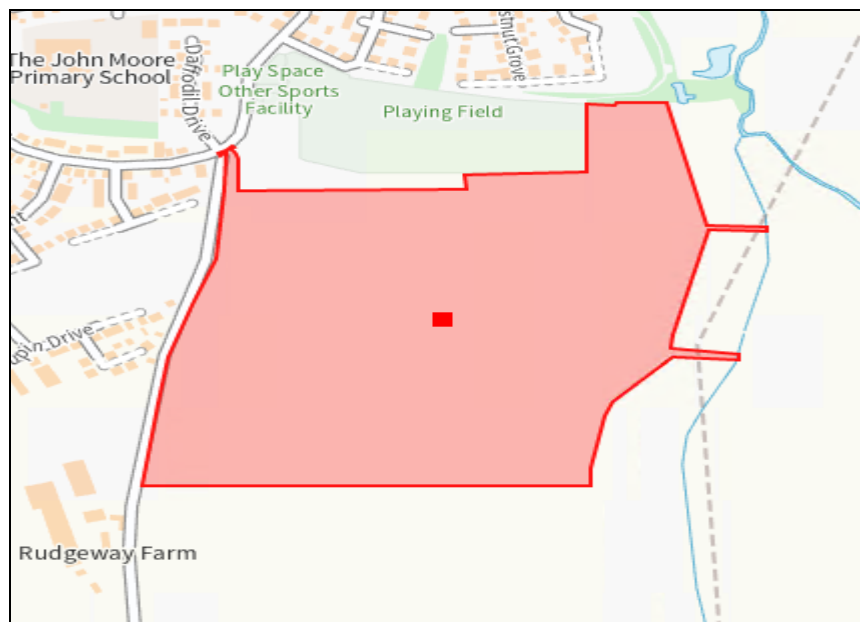


Planning Committee

Date	16 July 2024
Case Officer	Paul Instone
Application No.	24/00227/APP
Site Location	Land To The North East Of Rudgeway Farm And South Of Nightingale Way, Walton Cardiff, Tewkesbury
Proposal	Approval of reserved matters relating to layout, scale, appearance, and landscaping (pursuant to outline planning permission ref: 22/00834/OUT) for 238 dwellings, public open space, and associated highway infrastructure at Land south east of Bluebell Road, Wheatpieces, Tewkesbury.
Ward	Isbourne
Parish	Ashchurch Rural/Wheatpieces
Appendices	WE112-SL-001L Site Layout WE112-PD-0161C Street Scene WE112-PD-060C Street Scene Sutherland House Elevation (example terrace in central character area) Lyford Buxton House Elevation (example dwelling on corner plot) Peel House Elevation (example dwelling on southern edges of development) Bellingham House Elevation (proposed bungalows)
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:

<http://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SALR7EQDI5B00>

- 1.1 Outline planning permission (reference 22/00834/OUT) was permitted by Tewkesbury Borough Council in February 2024. The Description of Development is follows:

'Outline planning application for the erection of up to 250 dwellings, community sports pavilion and outdoor sports pitches, as well as associated highway, drainage and green infrastructure including trim trail, outdoor play and community orchard. All matters reserved except for access.'

- 1.2 Pursuant to the outline planning permission, the current application seeks approval for reserved matters for that part of the outline site where dwellings and associated infrastructure is proposed. A separate reserved matters application (24/00183/APP) has also been submitted for the sports pavilion, sports pitches and associated infrastructure which is to be determined through delegated authority. A summary of this application is provided below. Planning permission 24/00214/APP has already been granted by the Local Planning Authority for the approval of a 290 metre long hedgerow and post and rail fence along the eastern boundary of the site.

- 1.3 This reserved matters application proposes 238 dwellings on a 13.69 hectare site (excluding the pavilion and playing fields) with an average site wide density of 17.4 dwellings per hectare. Excluding the playing fields there would be 6.42 hectares of public open space, rising to 7.54 hectares once the playing fields are included.

- 1.4 The application has been revised during the determination of the application and revisions have been made to the plans further to comments from planning officers. The principal amendments include:

- Revisions to affordable housing clustering.
- Amendments to Bin Collection Points.
- Enhancements to area of open space in centre of site and improvement to pedestrian desire lines.
- Enhanced provision of street trees and revisions to planting specifications.
- Securing permanent wet areas into SuDS basins in the interests of biodiversity.
- Boundary treatments revised to brick screen wall rather than fencing on principal thoroughfares.
- Amendments to parking layouts and highway infrastructure in accordance with the requirements of the County Highways Authority.

- 1.5 The scheme would deliver 143 open market dwellings and 95 affordable dwelling (57 social rented and 38 shared ownership) which equates to 40% of the total number of dwellings.

- 1.6 In terms of open market housing, the proposals would deliver:

- 13no. 2 bedroom houses
- 72no. 3 bedroom dwellings
- 56no. 4 bedroom dwellings
- 2no. 5 bedroom dwellings

1.7 In respect to affordable housing, the following mix would be delivered:

Social Rented

- 10no. 1 bedroom
- 24no. 2 bedroom
- 20no. 3 bedroom
- 1no. 4 bedroom
- 2no. 5 bedroom

Shared Ownership

- 19no. 2 bedroom
- 19no. 3 bedroom

1.8 The number and tenure of affordable dwellings would reflect the requirements of the S106 agreement.

2. Site Description

- 2.1** The application site comprises a relatively flat parcel of agricultural land located to the south of the existing Wheatpieces residential area and east of Tewkesbury Meadow and was previously used as agricultural land. The site comprises the majority of the land parcel which benefits from planning permission 22/00834/OUT, but excludes the north eastern corner which is to be developed as a sports pavilion/sports pitches which is subject to a separate reserved matters application (reference 24/00183/APP).
- 2.2** Directly north of the site is the approved office development for Bloor Homes Western (reference 21/00398/FUL). Jenny's Field (designated as Public Open Space) is situated beyond that, with existing residential development associated at Wheatpieces further north.
- 2.3** The western boundary of the site is defined by an existing hedgerow, with Rudgeway Lane, and the recently constructed Tewkesbury Meadow development for 261 dwellings and a new link road (Bluebell Road) located further west. The southwest boundary of the site is also defined by an existing hedgerow, with further agricultural fields beyond. The eastern and south-eastern boundaries of the site are arbitrary boundaries and are not defined. However planning permission reference 24/00214/APP has been approved for the planting of a 290 metres long native species triple staggered hedgerow along this eastern boundary which will demark the eastern boundary of the application site. This reserved matters application also proposes the planting of a native hedgerow in the eastern part of the southern boundary to provide a continuous hedgerow along the southern boundary to the site.
- 2.4** The site lies outside but adjacent to the settlement boundary to Tewkesbury, as defined in the proposals map to TBP. The site is also located within the Ashchurch Rural Neighbourhood Plan area.
- 2.5** The site lies predominantly in Flood Zone 1, a small part of the site area extends into the floodplain, but this relates to the drainage outfall and there is no development situated within this area.

- 2.6** A public right of way, AWC5 bridleway, runs along the northern boundary of the site. This is proposed to be incorporated as part of the development proposal, as shown on the submitted Parameters Plan. A gas main easement runs through the north of the site in an east to west Direction. The site is not subject to any formal or informal landscape designations.

3. Relevant Planning History

Application Number	Proposal	Decision	Decision Date
22/00834/OUT	Outline planning application for the erection of up to 250 dwellings, community sports pavilion and outdoor sports pitches, as well as associated highway, drainage and green infrastructure including trim trail, outdoor play and community orchard. All matters reserved except for access.	PER	21.02.2024
24/00183/APP	Reserved Matters application for a community sports pavilion, playing field and associated infrastructure at the Land south east of Bluebell Road, Wheatpieces, Tewkesbury.	PENDING DECISION	
24/00039/CONDIS	Application for approval of details subject to condition 23 (programme of archaeological work) of the planning application ref number 22/00834/OUT	DISCHARGED	07.05.2024
24/00214/APP	Approval of reserved matters relating to landscaping (pursuant to outline planning permission ref:22/00834/OUT) for a new eastern boundary hedgerow and post and wire fence at Land south east of Bluebell Road, Wheatpieces, Tewkesbury.	PER	28.06.2024
24/00083/CONDIS	Application for approval of details subject to conditions 22 (foul water disposal) and 26 (external lighting) of the planning application ref number 22/00834/OUT	PENDING DECISION	

4. Consultation Responses

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

- 4.1 Ashchurch Rural Parish Council** – No comment.
- 4.2 Wheatpieces Parish Council** – Support the application and no comment.
- 4.3 Tewkesbury Town Council** – No objection but consideration should be given to getting people into habit of driving below 20 mph in this development and the applicant warrants the installation of traffic calming measures along Bluebell Road and installation of a crossing next to the existing MUGA
- 4.4 Urban Design Advisor** – No objection further to revisions secured to scheme during the determination period.

- 4.5 **Landscape Advisor** - No objection further to revisions secured to scheme during the determination period.
- 4.6 **Housing Enabling Officer** – No objection further to amendments secured to affordable housing clustering.
- 4.7 **National Highways** – No objection.
- 4.8 **County Highways Authority** – No objection subject to conditions.
- 4.9 **Active Travel England** – No comment refer to standing advice.
- 4.10 **Public Rights of Way Officer** – No objection and no development should take place affecting the PRow prior to confirmation of the a Town and Country Planning Act PRow Diversion Order.
- 4.11 **Local Lead Flood Authority** – No objection.
- 4.12 **Sports England** – No comments to make on this application.
- 4.13 **Natural England** – No comments to make on this application.
- 4.14 **Ecology Advisors** – No objections subject to amendments being secured.
- 4.15 **Environment Agency** – No objection the applicants should check the location of the pipeline with the gas operator.
- 4.16 **Health and Safety Executive** – Do not advise against.
- 4.17 **Environmental Health** – No objection further to clarifications from applicants.
- 4.18 **Conservation Officer** – No objection.
- 4.19 **Property Services** – No objection – comments provided on LEAP which have been considered by officers.
- 4.20 **Severn Trent** – No objection.
- 4.21 **Waste Services** – No objection further to amendments to bin collection points.

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.
- 5.2 One objection has been received.
 - The application conflicts with the spatial strategy.
 - No allowance has been made for custom build plots.

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 SP1 (The Need for New Development)
- Policy SP2 (The Distribution of New Development)
- Policy SD4 (Design Requirements)
- Policy SD6 (Landscape)
- 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 INF2 (Flood Risk and Management)
- Policy INF3 (Green Infrastructure)
- Policy INF6 (Infrastructure Contributions)

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

- Policy RES5 (New Housing Developments)
- Policy RES12 (Affordable Housing)
- Policy RES13 (Housing Mix)
- Policy DES1 (Housing Space Standards)
- Policy HER2 (Listed Buildings)
- Policy NAT1 (Biodiversity, Geodiversity and Important Natural Features)
- Policy LAN2 (Landscape Character)
- Policy NAT3 (Green Infrastructure: Building with Nature)
- Policy ENV2 (Flood Risk and Water Management)
- Policy HEA1 (Healthy and Active Communities)
- Policy RCN1 (Public Outdoor Space, Sports Pitch and Sports Facility Provision)
- Policy RCN2 (New Sports and Recreational Facilities)
- Policy RCN3 (Allotments & Community Gardens)
- Policy TRAC1 (Pedestrian Accessibility)
- Policy TRAC2 (Cycle Network and Infrastructure)
- Policy TRAC3 (Bus Infrastructure)
- Policy TRAC9 (Parking Provision)

6.5 Ashchurch Rural Parish Neighbourhood Development Plan 2020-2031 (ARNDP) – Made 27th September 2022

- Policy T1 (Modal Shift for Major Development Proposals)
- Policy T2 (Road Safety for Walking and Cycling)
- Policy C1 (Community Infrastructure)
- Policy V1 (Protection of Intrinsic Value of the Countryside)
- Policy W1 (Water Management)
- Policy H2 (Design of Housing)

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)
- Planning (Listed Buildings and Conservation Areas) Act 1990

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), the Tewkesbury Borough Local Plan to 2011-2031 (June 2022) (TBLP), and a number of 'made' Neighbourhood Development Plans.
- 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 planning permission includes planning conditions which establish the parameters of the built form on the site and set out the information which is required to be submitted as part of reserved matters applications. These conditions are summarised below:
- 8.2** Condition 2 requires applications for approval of reserved matters to be submitted to the Local Planning Authority February 2026. All reserved matters application which are required pursuant to the outline planning permission have been submitted to the Local Planning Authority and the applicant has complied with this condition.
- 8.3** Condition 4 of the outline permission states that the development shall be carried out in in general accordance with the approved parameter plan and approved site access drawing. These plans establish the area of the built development on the site, land uses in different parts of the sites, building heights, areas of green infrastructure proposed planting and

hedgerow retention, indicative pedestrian and vehicular routes and linkages, and the gas pipeline easement. The layout and scale of the reserved matters application generally accords with these principles which are established within the outline planning permission.

- 8.4** Condition 5 of the outline permission states that no more than 250 dwellings shall be provided on the site. The reserved matters application proposes 238 dwellings and accords with the outline permission in this regard.
- 8.5** Condition 6 requires a residential design code to be submitted as part of the first reserved matters application. A residential design code has been submitted as part of this reserved matters application in accordance with the requirements of condition 6.
- 8.6** Condition 7 requires that a Market Housing Mix Statement shall be submitted as part of any reserved matters to demonstrate that the proposal would deliver a balanced housing market. A Statement has been provided by the applicant as part of the reserved matters application assessing the proposal against the Council's Local Housing Needs Assessment.
- 8.7** Conditions 8 and 9 requires details of external surfaces and levels to be submitted. These details have been included in the reserved matters application in accordance with the requirements.
- 8.8** Condition 10 requires full details of landscaping, maintenance arrangement and fencing to be submitted as part of the landscaping reserved matter application. Full details have been provided in accordance with the conditional requirements.
- 8.9** Condition 14 requires the reserved matters application to include matters relating to surface water, street trees, and details of the proposed surfacing along PROW-AWC5. The submitted Planning Engineering Layout shows details relating to the surface water strategy, street trees are shown in the landscaping proposals and details of the PROW improvement are shown on the external works drawing.
- 8.10** Condition 30 states that any reserved matters application which includes a dwelling shall be accompanied by a noise survey to identify any dwellings that would be affected by noise. A noise survey has been included in the reserved matters application in accordance with the conditional requirements.
- 8.11** There are also a number of conditions attached to the outline planning permission which are required to be discharged. Where appropriate this report gives consideration to the compliance of the reserved matters scheme with these conditional requirements within the relevant sections albeit the applicant is required to separately discharge these conditions on the outline permission.
- 8.12** 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 this reserved matters application and are also discussed where relevant in the following sections of this report.
The application is supported by a range of technical documents including the following:
- Design Code
 - Detailed site layout, dwelling elevations and floorplans
 - Site Landscaping and Maintenance Arrangements
 - Biodiversity Net Gain Assessment
 - Slab levels plan
 - Vehicle tracking for refuse, buses and delivery vehicles

- Noise and ventilation and technical note
- Ecological Enhancements Strategy
- Energy Strategy
- Refuse collection and refuse storage plans

Principle of development

- 8.13** The principle of residential development at the site has been established through the grant of outline planning permission.
- 8.14** The key issues in relation to this reserved matters application are considered to be:
- Layout, appearance, scale and density;
 - House types;
 - Access, turning, parking and sustainable transport;
 - Trees, landscaping and open space;
 - Existing and future residential amenity;
 - Affordable housing; and
 - Ecology.
- 8.15** In assessing these matters it is also important to consider whether they accord with the outline consent and its supporting documents which set out the key principles governing the development of the site, namely, the approved Parameter Plans.

Layout, appearance, scale and density

- 8.16** 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 TLP 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 H1 of the ARNP states that single level and bungalow developments will be supported and the housing development must be appropriate in scale and overall size and respect local character and density.
- 8.17** A Parameter Plan was approved as part of the outline permission which establishes the extent of built form, retained and proposed green infrastructure, the location of residential development, vehicular and pedestrian access points into the development and building heights. Condition 2 of the outline permission requires that the development shall be carried out in 'general accord' with this approved Parameter Plan.
- 8.18** The reserved matters application is supported by a Design Code which demonstrates that the application broadly accords with the principles of development which was established by the outline planning permission.
- 8.19** Notwithstanding this matter, planning officers have negotiated alterations to the design of the proposal during the determination of the application. Principal alterations which have been negotiated include:

- Revisions to affordable housing clustering.
- Fenestration amended on some dwellings in the interest of high quality design.
- Enhancements to area of open space in centre of site and improvement to pedestrian desire lines.
- Revisions to architectural approach in 'gateway plots'.
- Boundary treatments revised to brick screen wall rather than fencing on principal thoroughfares.
- Increased planting in green open space in northern component of site.
- Enhanced provision of street trees.

- 8.20** The Design Code which supports this application sets out the design rationale for the proposals. The proposed layout and design approach accords within the principles of the Parameter Plan which was approved at outline stage with the built form concentrated in the southern part of the site.
- 8.21** The built form of the site's context is characterised by an irregular block arrangement typical of modern residential development and echoing the wider context of Wheatpieces. The street pattern generally follows a hierarchy of a circular main route (which can accommodate buses) with secondary routes and smaller lanes to the peripheries of the development. Each of these street types has different characteristics in terms of their arrangements, carriageway widths and densities.
- 8.22** The circular main route provides a mixture of detached, semi-detached dwellings with the occasional terrace dwellings with a strong building line which is more formal in terms of building layout and landscaping. Shorter front gardens provides a strong frontage along the street with clipped hedges and street trees defining the route. Dwellings are generally two storeys with the occasion 2.5 storey dwellings at key vistas to define the street scene (e.g plots 141 & 142).
- 8.23** The edges of the development are defined by a looser lower density form of development fronted by private drives. This design approach reflects the transition between housing and surrounding open space. Dwellings are predominantly detached with parking set to the sides of dwellings aiding in the visual transition between open space and the built form. Dwellings are orientated such that they front onto the open space creating opportunities for active natural surveillance over the open space and in the interests of high quality design.
- 8.24** In terms of materials and architectural approach the house types to be used within the site reflect the house types found within the surrounding Wheatpieces development. House designs are varied with a mix of hipped, eaves and gable roof types as well as terrace, semi-detached and detached dwellings which provides interest and variety in the streetscene. Dwellings at key locations on corners are designed to 'turn the corner' to provide an active streetscene. Dwellings would be constructed primarily of red brick interspersed with the use of dwellings with red brick/chalk render and red brick/black Tudor Boarding at key vistas. For instance plots 5, 203 and 191 which form a gateway view into the site are red brick/chalk render dwellings. Officers consider this use of materials reinforces the character area typology of the built form whilst providing synergy with the surrounding context of the wider Wheatpieces development.
- 8.25** In respect to density, the average site wide density (excluding the pavilion and playing fields) is 17.4 dwellings per hectare which is relatively low. This low density of development is a result of the easement in the northern part of the site due to the gas pipeline which is provided as open space. Having regard to these constraints of the site, it is considered that

the proposal achieves the requirements of Policy SD10 criterion 6 of the JCS and achieves the maximum density compatible with good design, local amenity and the character and quality of the local environment.

- 8.26** Overall officers consider that the scale, layout and appearance of the application is acceptable and generally accords with the approved parameter plans and is of an appropriate design.

Trees, Landscaping and Open Space

- 8.27** 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.
- 8.28** The design of the landscaped areas including the LEAP in the centre of the site have been subject to negotiations with the applicant and the layout has been amended to create a direct open linkage through the centre of the site, following the line of the existing retained hedgerow.
- 8.29** The open space within the site is in accordance with the principles and parameters of the outline application and provides 6.42 hectares of open space excluding the playing fields and 7.54 hectares of open space including the playing fields. The open space with this reserved matters application proposes an arrangement that provides recreational space/meadow to the north, a circular walk around the site on a hoggin footpath and a green corridor through the centre of the site which includes the provision of a LEAP. In the south of the site with the landscaped area there are also six natural play areas to the south of the hoggin footpath which are focussed towards use by small children and include features such as balancing posts/beams, climbing trunks, feature boulders and climbing pyramids and 1.4 metre high climbing nets. The latter two play features are located in south west and south east corner of the site where there is more green space such that they are located in excess of 15 metres from the proposed dwellings.
- 8.30** The LEAP in the centre of the site includes a range of play features including a swing, seesaw, slide and roundabout, as well as other features. The LEAP is located in excess of 20 metres from the front elevation of the nearest properties, and moreover, there is a retained intervening hedgerow screening the LEAP from the closest properties to the east. The separation distance of the LEAP from boundaries of nearby properties accords with the buffer zones in Fields in Trust Guidance and is acceptable.
- 8.31** In the south west corner of the site a community orchard is proposed comprises of 21 trees of apple, pear and plum. In the north and south west of the site are two SUDS basins, which include permanent wet areas at the request of the Council's Ecological Advisors.
- 8.32** The landscaping strategy and design approach is in accordance with the approved parameter plan and focuses on the two retained hedgerows running north/south and east/west within the site providing two green corridors within the site which will break up the massing of the development. In places new native planting will fill in the gaps in the retained hedgerow. The existing hedgerow along Rudgeway Lane is to be retained with three pedestrian access points provided to the site at locations where there are existing

gaps in the hedgerow. The existing hedgerow at the south (eastern) and west (southern) boundary is also to be retained. This application also proposed to plant a new native hedgerow along the south (eastern) boundary of the site. To the north east of the site, an additional 290 sq m of hedgerow is also proposed to enclose the site boundary which has been approved by reserved matters planning application (reference 24/00214/APP). In total the reserved matters applications pursuant to the outline permission bolster planting in 0.63km of native hedgerow, and propose 1.07km of species rich native hedgerows and 0.875km of non-native ornamental hedgerows. Whilst the proposal would result in the loss of a section of native hedgerow (to the west of plot 100) of in the order of 160 metres (as identified and in accordance with the approved parameter plan), this is considered acceptable to facilitate a layout which achieves good design principles. The application overall provides an increase in hedgerow habitat units of 51.4%. It is considered that the retention of existing hedgerows and proposed new planting will visually enclose the site boundaries and provide a buffer and transition within the built form and the wider countryside whilst also providing habitat corridors.

- 8.33** The northern area of the site will comprise of a meadow predominantly formed by wildflower planting interspersed with trees and with native woodland planting. This character area will follow the easement required for the high pressure gas main, and also provide a positive semi-rural character on arrival to the site. The meadow will be crossed by a series of footpaths including the existing Public Right of Way which will be retained and enhanced as a 3 metre wide hoggin path (subject to the granting of a PRoW Diversion order) and the inclusion of a pegasus crossing over the proposed access road.
- 8.34** Within the area of built form, planning officers have sought revisions to the proposal and secured additional trees adjacent to the streets. Any trees which adjoin the roads within the development are planted in public areas and not private ownership and the trees will be managed and maintained by a private management company thus ensuring the retention of the trees.
- 8.35** Internally within the built up part of the there are also grass verges and a mixture of amenity turf grass and ornamental planting is proposed to the front of dwellings which will create a green streetscape and high quality public realm.
- 8.36** The Council's Landscape Advisor has been consulted on the application and raises no objections and it is considered by officers that the landscaping scheme and green infrastructure would accord with Policies SD4, SD6 and INF3 of the JCS and with the landscape principles of the outline permission and approved parameter plans.

Access and highway safety

- 8.37** 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 T1 of the ARNDP states that proposals for major development should achieve a shift from car-based travel by inter alia by providing new access arrangement and routes which are convenient and direct for walkers and cyclists and providing improvement to public rights of way.

- 8.38** The principle of up to 250 dwellings on this site, the acceptability of trip generation on the highway network and the site access arrangements have been considered acceptable by the Local Planning Authority by virtue of the outline planning permission. The considerations of relevance in this application relate to accessibility within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network, as well as laying out and provision of parking areas.
- 8.39** The road layout within the site is in broad accordance with the approved outline parameter plan providing a circular main street which will provide a bus route within the site with a footpath (2 metres) on one side and footpath/cycle way (3 metres) on other. There is a road hierarchy with tertiary no through routes for vehicles provided around the periphery of the site which will have shared surface treatments being semi-private in character.
- 8.40** The internal layout of the site has been revised following consultation with the Highway Authority and the latest submitted details are generally acceptable subject to details of two-way way visible swept path bus tracking details according to Manual for Gloucestershire Streets (MfGS) considering bus routes are not known.
- 8.41** The principal roads have been tracked for two way swept path refuse vehicle and estate car passing which has also been shown for the side road cul-de-sacs including turning. The position of bin collection points has also been designed in consultation with Waste Services.
- 8.42** The County Highways Authority have also advised the car parking provision for the proposed dwellings is considered sufficient and is in accordance with the Manual for Gloucestershire Streets.
- 8.43** The reserved matters application does not provide detailed plans of secure cycle storage, but these are to be provided in rear private amenity space, the details of which will be secured by planning condition.
- 8.44** In terms of pedestrian connectivity, the application shows that the existing public right of way AWC5 bridleway, which runs along the northern boundary of the site, would be enhanced to a 3 metre wide hoggin path. However, the exact details of the PRoW enhancement are required to be secured under separate legislation by a Town and County Planning Act Footpath Diversion Order.
- 8.45** As requested by Planning Committee when the outline application was considered, this reserved matters application includes a pelican crossing across the site access at the location where bridleway AWC5 crosses the site access. The details of this pelican crossing will be secured by planning condition.
- 8.46** In respect to wider pedestrian connectivity, the layout provides footpaths to Rudgeway Lane to the west and connections into Jenny's field to the north, and is considered a permeable and well-planned development which provides convenient and direct routes for walkers and cyclists.
- 8.47** Overall it is considered that the access, internal road layout and car parking provision is acceptable, accords with the approved parameters plan and also accords with Policy INF1 and Policy SD4 (vii) of JCS, as well as Policy T1 of the ARNDP.

Residential amenity

- 8.48** 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.
- 8.49** The location of this application site and proximity of existing dwellings is such that there would be no impact on residential amenity of existing residents by reason of overlooking or visual intrusion.
- 8.50** In terms of the proposed layout itself, the dwellings would all have acceptable levels of outdoor amenity space that would not be unacceptably overlooked by adjacent units. Furthermore, there would be sufficient back-to-back distances between the proposed units, which would ensure good standards of amenity are achieved and maintained.
- 8.51** The orientation of dwelling is also outwards facing, fronting out onto the public realm in order to maximise activity, surveillance, and an attractive outlook for residents/occupiers.
- 8.52** In respect to noise, condition 33 of the outline permission requires that each reserved matters application which includes any dwellings shall be accompanied by a noise survey to identify any dwellings that would be likely to be affected by road noise from the M5. All dwellings requiring noise mitigation shall thereafter be designed so as not to exceed the noise criteria based on current figures by the World Health Organisation Community Noise Guideline Values/BS 8233 limits and scheme of post implementation test is required to demonstrate compliance.
- 8.53** The applicant has submitted a Noise Survey/Mitigation Strategy, and the Environment Health Officer has been consulted on the application and advises that the submitted Report and specification for windows and ventilation is acceptable and post construction testing will be undertaken to support the Report as required by Condition 30.
- 8.54** Overall, it is considered that the proposed development would result in acceptable levels of amenity for future residents of the development and the nearby existing residents of Wheatpieces in accordance with the relevant JCS policies.

Housing mix

- 8.55** Condition 7 of the outline planning permission requires the number and size of open market dwellings to be provided at reserved matters stage to provide a balanced housing market. Policy SD11 of the JCS requires all new housing development to provide an appropriate mix of dwellings 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 and should be based on the most up to date Strategic Housing Market Assessment. Policy H1 of criterion B OF the ARNDP also states that single level and bungalow developments will be supported.
- 8.56** The Gloucestershire Local Housing Needs Assessment 2019 – Final Report and Summary (September 2020) (LHNA) provides the most up to date evidence based to inform the housing mix on residential applications. This Report states that in Tewkesbury circa 8% of new dwellings should be one bedroom properties, with 19% having two bedrooms, 49%

containing three bedrooms and 24% having four bedrooms or more.

8.57 Taken as a whole (affordable and open market dwellings) the proposals would deliver

- 10no. 1 bedroom dwellings (4%)
- 56no. 2 bedroom dwellings (24%)
- 111no. 3 bedroom dwellings (46%)
- 61 no. 4 bedroom plus dwellings (26%)

8.58 This mix of housing sizes is therefore in broad accordance with the most up to date evidence of the needs of the local area and complies with Policy SD11 of the JCS.

8.59 The application also proposes 4no. three bedroom open market bungalows within the site (plots 58, 59, 130 and 131) and it is considered that the proposal complies with Policy H1 of criterion B of the ARNDP in this regard.

Affordable housing

8.60 Policy SD12 of the JCS sets out a minimum requirement of 40% affordable housing. 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.

8.61 The mix and tenure of affordable housing for this site has been agreed as part of the s106 attached to the outline permission and the proposed affordable housing mix accords with these requirements (pro-rata for 238 dwellings), delivers 40% affordable housing, and provides:

8.62 Social Rented

- 10no. 1 bedroom
- 24no. 2 bedroom
- 20no. 3 bedroom
- 1no. 4 bedroom
- 2no. 5 bedroom

8.63 Shared Ownership

- 19no. 2 bedroom
- 19no. 3 bedroom

8.64 During the determination of the application, officers have negotiated with the applicants to reduce the clustering of affordable housing such that it is distributed more evenly across the development to assist the integration of the affordable housing and tenure blindness.

8.65 Further to these amendments, it is considered that the clustering of the affordable housing is acceptable and whilst on occasion there are clusters of more than 8 dwellings as specified in the outline s106 unless agreed by the Local Planning Authority (the maximum cluster is 13), this arrangement is considered acceptable by officers.

- 8.66** The Housing Enabling Officer (HEO) has been consulted and has advised that the proposed affordable housing mix is in accordance with the s106 and the proposed clustering is acceptable.
- 8.67** It is also considered that the architectural treatment for the affordable units is similar to the open market housing and therefore they would not be distinguishable in appearance.
- 8.68** Overall it is considered that the proposed affordable housing provision is acceptable and in accordance with Policies SD11 and SD12 of the JCS.

Ecology and Biodiversity

- 8.69** The NPPF sets out, inter alia, that when determining planning applications, Local Planning Authorities should aim to conserve and enhance biodiversity by encouraging opportunities to incorporate biodiversity in and around developments, especially where this can secure measurable gains for biodiversity. JCS Policy SD9 seeks the protection and enhancement of the biodiversity and geological resources of the JCS area in order to establish and reinforce ecological networks that are resilient to current and future pressures. Improved community access will be encouraged so far as is compatible with the conservation of special features and interest. Policy NAT1 of the TBLP states that development proposals that will conserve, and where possible restore and/or enhance, biodiversity will be permitted. The principle of development on this site has been accepted by virtue of the outline planning permission and the proposals and approved parameter plan include the loss of arable land, modified grassland, areas of ruderal vegetation and scrub and some hedgerows.
- 8.70** The reserved matters application is supported by a Biodiversity Net Gain (BNG) Assessment which identifies the existing habitats on the site and identifies that some habitats will be retained including the areas beneath retained hedgerows. The BNG Assessment also identifies that many habitats would be created as a result of the proposed development including new modified grassland, traditional orchard, woodland, SuDs pond (including permanently wet features at the request of the Council's ecologists), and a total of 262 urban trees. The BNG Assessment identifies that the development proposals would increase onsite habitat units from 30.78 units to 43.54 units, which equates to 41.43% net gain overall.
- 8.71** A number of additional enhancements will also be provided as part of the proposed development, which will separately be secured through the discharge of condition 25 of the outline planning permission which requires that submission of a Landscape and Ecological Management Plan (LEMP) prior to the commencement of development. The LEMP will incorporate wider ecological mitigation/enhancement measures includes the provision of bat boxes providing enhanced roosting opportunities for bats and bird boxes providing enhanced nesting opportunities for birds, as well as the provision of log piles that will provide enhanced hibernation opportunities for amphibians post-development. These additional measures which will be secured via the discharge of condition 25 are not accounted for within the net gain calculation.
- 8.72** In respect to hedgerow, as set out in paragraph 8.32 above, whilst there would be some loss of hedgerows to facilitate the development, overall through the planting of new hedgerows, there would be an increase in hedgerow units from 16.86 units to 25.52 units (which equates to a 51.40% increase).
- 8.73** The BNG Assessment has been reviewed by the Council's ecological advisors who have agreed with the findings and raise no objection to the application.

- 8.74** In conclusion, it has also been demonstrated that the proposals would achieve a net gain well in excess of 10%, specifically a 41.43% increase in habitat units and a 51.40% increase in hedgerow units, which is now the minimum net gain requirement under the adoption of statutory BNG within the Environment Act. It is considered that it has been demonstrated that the reserved matters layout and landscaping proposals will achieve an overall net gain in biodiversity over the existing situation and further details and enhancements will be secured via the LEMP.
- 8.75** As such it is considered the layout, landscaping and design approach accords with the parameters of the outline planning permission and Policy SD9 of the JCS and NAT1 of the TBLP. The application is therefore acceptable in regard to ecology and biodiversity.

Drainage and flood risk

- 8.76** 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.
- 8.77** The principle of developing the site is of course already established by the outline permission and a drainage strategy was provided as part of the outline planning application. Conditions 21 and 22 of the outline permission state that no development shall commence until details of surface water and foul drainage works respectively have been submitted to and agreed in writing by the Local Planning Authority. These submissions will include a detailed design, maintenance and management strategy for a sustainable surface water drainage system and drainage plans for the disposal of foul and surface water flows.
- 8.78** The LLFA have been consulted on the application and have raised no objection to the reserved matters application. The LLFA advise that the reserved matters application is consistent with the drainage strategy submitted with the outline application with two attenuation ponds indicated. Whilst the detailed design for surface water drainage will be submitted as a discharge of condition application it envisaged that the layout of the site allows for development in accordance with the outline drainage strategy and the layout would not be required to be altered in any material way.
- 8.79** Severn Trent have also been consulted on the application and have no objection. Whilst it is necessary for the applicant to discharge condition 22 of the outline permission, it is advised that the developer has discussed the proposals with Severn Trent and foul flows are to be pumped to the developer's adjacent sites pumping station. Additional storage will be provided at the pumping station to accommodate the additional foul flows from this proposed development.
- 8.80** As such the layout and design approach of the reserved matters application accords with the parameters of the outline planning permission and Policies INF2 and INF6 of the JCS and is considered acceptable in regard to flood risk and drainage.

Energy Strategy

- 8.81** Policy SD3 of the JCS states that development proposals will demonstrate how they contribute to the aims of sustainability by increasing energy efficiency, minimising waste and avoiding the unnecessary pollution of air, harm to the water environment, and contamination

of land or interference in other natural systems. In doing so, proposals (including changes to existing buildings) will be expected to achieve national standards.

- 8.82** The application is accompanied by an Energy Strategy which considers a range of energy efficiency measures and advises that solar photovoltaic panels will be installed on the dwellings, as well as waste water recovery systems. A fabric first approach will also be implemented reducing air leakage and employing passive and active design measures which will result in the long-term reduction in energy demand over the lifetime of the dwellings.
- 8.83** The Energy Strategy identifies that these measures will provide a 7% carbon reduction over a development built to comply with the CO₂ targets under the latest revision of the Building Regulations, Part L1 2021 and are considered acceptable.

Heritage assets

- 8.84** Section 66 of the Listed Buildings and Conservation Area Act places a statutory duty on LPAs to have special regard to the desirability of preserving the setting of listed buildings. The NPPF sets out that heritage assets range from sites and buildings of local historic value to those of the highest significance and that these assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Policy SD8 of the JCS sets out that development should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment. Policy HEN2 of the TBLP sets out that any development within the setting of Listed Buildings, will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest.
- 8.85** In terms of built heritage, Grade II listed barns fronting onto Rudgeway Lane, Rudgeway Farmhouse are located to the south west of the site.
- 8.86** The Council's Conservation Officer has assessed the proposal and considers that the Farmhouse would not be affected by the development and raises no objection. The scale, layout and appearance of the reserved matters application is therefore considered acceptable in regard to heritage assets, with no harm arising.

Sports Pavilion and Playing Fields

- 8.87** The outline planning permission on the wider application site included the provision of a new community sports pavilion and outdoor sports pitches.
- 8.88** The s106 planning obligation attached to the outline planning permission requires that the freehold interest of these facilities be offered to Tewkesbury Football Club and in the event the Football Club do not accept the offer the facilities be offered to the Borough Council or its nominee. The s106 obligation also requires that prior to the occupation of the 25th dwelling works must commence on the sports pavilion and the playing fields and that works must reach completion prior to occupation of 100th dwelling.
- 8.89** A separate reserved matters application (reference 24/00183/APP) for the community sports pavilion and playing pitches has been submitted to Council.
- 8.90** The proposals have been evolved in consultation with Sports England, Gloucestershire Football Association and planning officers. The proposals provide a circa 545 sq m single

storey sports pavilion with a community hall, 4no. changing rooms, toilets and a kitchen area and would have 45 car parking spaces. The playing pitches are shown in a configuration which would provide four pitches being 2no. under 8's 5v5, 1no. under 10's and 1no U14's (11v11) grass football pitches. The size of the playing pitch area also provides a flexible arrangement to provide a full size pitch if required.

- 8.91** The Parish Councils do not object to planning application 24/00183/APP and under the Tewkesbury Borough Council Scheme of Delegation to Officers the application will be approved by Officers. It is Officer's intention to issue planning permission 24/00183/APP at the same time as this reserved matters application, should the Planning Committee accept the recommendation of Officers.

9. Conclusion

- 9.1** Given all of the above matters discussed, it is considered that the proposal would accord with the outline planning permission and parameters therein, and the proposed development would be acceptable in terms of access, layout, scale, appearance and landscaping.

10. Recommendation

- 10.1** The application is therefore recommended for **Approval** subject to the conditions set out below

11. Conditions

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

- Location Plan FW026-PD-030C (Location Plan) Rev C
- Site Layout WE112-SL-4001 (Site Layout) Rev L
- Material Layout WE112-SL-020E (Material Layout) Rev E
- External Works WE112-SL-030E (External Works) Rev E
- Open Market – 2 bed I6_NSS.277_DEKKER_RED BRICK_GREY ROOF
- Open Market – 2 bed I6_NSS.801_DEKKER(3)_RED BRICK_GREY ROOF
- Open Market – 3 bed 16_NSS.817_LYFORD_BUXTON_RED BRICK_GREY ROOF Rev A
- Open Market – 3 bed 16_NSS.817_LYFORD_BUXTON_RENDER_GREY ROOF
- Open Market – 3 bed 16_NSS.817-1_LYFORD_BUXTON_RED BRICK_GREY ROOF Rev A
- Open Market – 3 bed 16_NSS.817-1_LYFORD_BUXTON_RENDER_GREY ROOF
- Open Market – 3 bed 301_LAWRENCE_CHIMNEY_RED BRICK_GREY ROOF
- Open Market – 3 bed 301_LAWRENCE_CHIMNEY_RENDER_GREY ROOF
- Open Market – 3 bed 301_LAWRENCE_RED BRICK_GREY ROOF
- Open Market – 3 bed 301_LAWRENCE_RENDER_GREY ROOF
- Open Market – 3 bed 301-1_LAWRENCE_CHIMNEY_RED BRICK_GREY ROOF
- Open Market – 3 bed 301-1_LAWRENCE_CHIMNEY_RENDER_GREY ROOF
- Open Market – 3 bed 301-1_LAWRENCE_RED BRICK_GREY ROOF
- Open Market – 3 bed 301-1_LAWRENCE_RENDER_GREY ROOF
- Open Market – 3 bed 303_BELLINGHAM_BRICK_BROWN ROOF
- Open Market – 3 bed 303-1_BELLINGHAM_BRICK_BROWN ROOF
- Open Market – 3 bed I6_307_WIXHAM_RED BRICK_GREY ROOF
- Open Market – 3 bed I6_307_WIXHAM_TUDOR_GREY ROOF
- Open Market – 3 bed I6_307-1_WIXHAM_RED BRICK_GREY ROOF

- Open Market – 3 bed I6_307-1_WIXHAM_TUDOR_GREY ROOF
- Open Market – 3 bed I6_315SM_MCQUEEN_RENDER_GREY ROOF
- Open Market – 3 bed I6_NSS.378_KANE_RED BRICK_GREY ROOF
- Open Market – 3 bed I6_NSS.382_HUXLEY_RED BRICK_BROWN ROOF
- Open Market – 3 bed I6_NSS.382-1_HUXLEY_RED BRICK_BROWN ROOF
- Open Market – 4 bed
16_NSS.817-1_LYFORD_BUXTON_CHIMNEY_RENDER_GREY ROOF-1
- Open Market – 4 bed 400.PL-01 HILLCOTT_RED BRICK_GREY ROOF
- Open Market – 4 bed 400.PL-01 HILLCOTT_RED BRICK_GREY ROOF
- Open Market – 4 bed I6_401_WOLLATON_RED BRICK_GREY ROOF
- Open Market – 4 bed I6_401-1_WOLLATON_RED BRICK_GREY ROOF_CHIMNEY
- Open Market – 4 bed I6_412_BEWDLEY_CHIMNEY_RED BRICK_GREY ROOF
- Open Market – 4 bed I6_412_BEWDLEY_CHIMNEY_RENDER_GREY ROOF
- Open Market – 4 bed I6_412_BEWDLEY_RED BRICK_GREY ROOF
- Open Market – 4 bed I6_412_BEWDLEY_RENDER_GREY ROOF
- Open Market – 4 bed I6_412-1_BEWDLEY_CHIMNEY_RED BRICK_GREY ROOF
- Open Market – 4 bed I6_412-1_BEWDLEY_CHIMNEY_RENDER_GREY ROOF
- Open Market – 4 bed I6_412-1_BEWDLEY_RED BRICK_GREY ROOF
- Open Market – 4 bed I6_412-1_BEWDLEY_RENDER_GREY ROOF
- Open Market – 4 bed I6_476_WYATT_RED BRICK_GREY ROOF
- Open Market – 4 bed I6_476_WYATT_RED BRICK_GREY ROOF_CHIMNEY
- Open Market – 4 bed I6_476-1_WYATT_RED BRICK_GREY ROOF
- Open Market – 4 bed I6_476-1_WYATT_RED BRICK_GREY ROOF_CHIMNEY
- Open Market – 4 bed I6_481_HARWOOD_RED BRICK_GREY ROOF
- Open Market – 4 bed I6_481_HARWOOD_TUDOR_GREY ROOF
- Open Market – 4 bed I6_481-1_HARWOOD_RED BRICK_GREY ROOF
- Open Market – 4 bed I6_481-1_HARWOOD_TUDOR_GREY ROOF
- Open Market – 4 bed I6_482_PEELE_RED BRICK_BROWN ROOF_CHIMNEY
- Open Market – 4 bed I6_482_PEELE_RED BRICK_GREY ROOF
- Open Market – 4 bed I6_485_DAVENANT_RED BRICK_BROWN ROOF
- Open Market – 4 bed I6_485-1.DAVENANT_RED BRICK_BROWN ROOF
- Open Market – 4 bed I6_486_LOCKE_RED BRICK_GREY ROOF
- Open Market – 4 bed I6_486_LOCKE_RENDER_GREY ROOF
- Open Market – 4 bed I6_486_LOCKE_TUDOR_GREY ROOF
- Open Market – 4 bed I6_486-1_LOCKE_RED BRICK_GREY ROOF
- Open Market – 4 bed I6_486-1_LOCKE_RENDER_GREY ROOF
- Open Market – 4 bed I6_489_LANGLEY_CHIMNEY_RED BRICK_BROWN ROOF
- Open Market – 4 bed I6_489_LANGLEY_RED BRICK_BROWN ROOF
- Open Market – 4 bed I6_489_LANGLEY_RENDER_GREY ROOF
- Open Market – 4 bed I6_489-1_LANGLEY_RENDER_GREY ROOF
- Open Market – 4 bed I6_496_DAWLISH_RED BRICK_GREY ROOF
- Open Market – 4 bed I6_496_DAWLISH_RENDER_GREY ROOF
- Open Market – 4 bed I6_496_DAWLISH_RENDER_GREY ROOF_CHIMNEY
- Open Market – 4 bed I6_496-1_DAWLISH_RED BRICK_GREY ROOF
- Open Market – 4 bed I6_496-1_DAWLISH_RED BRICK_GREY ROOF_CHIMNEY
- Open Market – 4 bed I6_496-1_DAWLISH_RENDER_GREY ROOF_CHIMNEY
- Open Market – 5 bed I6_581_MERE_RED BRICK_GREY ROOF
- Affordable – 1 bed M4(3)1BF01.PL-01-02-03_S AHLBERG
- Affordable – 1 bed M4(3)1BF01-1.PL-01-02-03_S AHLBERG
- Affordable – 2 bed I6_NSS.2B4P.M2B4P_SAVAGE_SANSOM_RED BRICK_GREY ROOF
- Affordable – 2 bed I6_NSS.2B4P_SAVAGE_RED BRICK_GREY ROOF
- Affordable – 2 bed I6_NSS.M2B4P_SANSOM_RED BRICK_BROWN ROOF

- Affordable – 2 bed NSS.M2B4P_SANSOM (3)_RED BRICK_GREY ROOF
- Affordable – 3 bed I6_NSS.3B4P_SISSON_RED BRICK_GREY ROOF (DARK)
- Affordable – 3 bed I6_NSS.3B5P_SASSOON_RED BRICK_GREY ROOF
- Affordable – 3 bed I6_NSS.868_SOHL_SASSOON_RED BRICK_GREY ROOF REV A
- Affordable – 3 bed I6_NSS.M3B5P_SUTHERLAND_RED BRICK_GREY ROOF
- Affordable – 3 bed NSS.3B5P25_MAXWELL_RED BRICK_BROWN ROOF
- Affordable – 3 bed NSS.3B5PCT + NSS.M3B5P_SOHL_SUTHERLAND_RED BRICK_BROWN ROOF REV A
- Affordable – 3 bed NSS.M3B5P_SUTHERLAND(3)_RED BRICK_GREY ROOF
- Affordable – 4 bed LT0002_SOHL_SCURFIELD_RED BRICK_GREY ROOF REV A

- Affordable – 5 bed NSS.5B8P25_MYNNITT
- Garage Layouts BS01.PL-01 (Brick Store)
- Garage Layouts GL01.PL-01_BRICK
- Garage Layouts GL02.PL-01_BRICK
- Garage Layouts GR02.PL-01_BRICK
- Landscaping Drawing WE112-LS-002G (Site Landscaping) Rev G
- Landscaping Drawing WE112-LS-003H (Site Landscaping) Rev H
- Landscaping Drawing WE112-LS-004H (Site Landscaping) Rev H
- Landscaping Drawing WE112-LS-005H (Site Landscaping) Rev H
- Landscaping Drawing WE112-LS-006G (Site Landscaping and Specification) Rev G
- Engineering Layout WE112 -EN-005E - Planning Engineering Rev E
- Engineering Vehicle Tracking WE112 -EN-006A - Delivery Vehicle Tracking Rev A
- Engineering Vehicle Tracking WE112 -EN-007A - Bus Route Tracking Rev A
- Engineering Vehicle Tracking WE112-EN-PL-04B - Refuse Tracking - Highway Only Rev B
- Report – Noise Impact Assessment 50-928-TN2-1 - Technical Note on Noise and Ventilation - Wheatpieces Phase 4
- Obscure Glazing Schedule received 6th June 2024
- Energy Strategy Statement Wheatpieces 4 dated January 2024

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** All windows identified in the obscure Glazing Schedule received on 6th June 2024 shall be fitted with Pilkington Level 4 obscured glazing or equivalent and shall be permanently retained in that condition thereafter.

Reason: In order to protect residential amenity

- 3** The development hereby permitted shall not be occupied until the details of the solar panels have been submitted to and approved in writing by the Local Planning Authority. The solar panels shall be installed in accordance with the details so approved.

Reason: In the interests of visual amenity.

- 4** Notwithstanding submitted details, no works above the floor plate level of any dwelling shall be commenced until details of a Pegasus style crossing across the spine road along the bridleway alignment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved

details and the Pegasus style crossing shall be implemented prior to the occupation of the first dwelling and shall be maintained thereafter for the life of the development.

Reason: To ensure and maintain safe and suitable access for all users of the public right of way and site according to INF1 of the Core Strategy, PD 0.1 and 0.4 of the Local Transport Plan and paragraphs 114 and 116 of the National Planning Policy Framework.

- 5 No dwelling served by the access shall be occupied until details of the access including (lines, widths, levels, gradients, street lighting, cross sections, highway trees and drainage) have been submitted to and approved in writing by the Local Planning Authority. No dwelling served by the access shall be occupied until the access has been provided in accordance with the approved details and shall be maintained thereafter for no other purpose for the life of the development.

Reason: To ensure safe and suitable access and layout according to INF1 of the Local Plan Core Strategy, PD 0.1 and 0.4 of the Local Transport Plan plus paragraphs 114 and 116 of the National Planning Policy Framework.

- 6 Notwithstanding the submitted plans, cycle parking shall be provided with enclosed covered storage providing a cycle space per bedroom for each dwelling and bound hardstanding access paths at least 1.2 metres wide.

Reason: To enable travel choice for residents in accordance with Policy INF1 of the Joint Core Strategy.

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.