

# GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	3 <sup>rd</sup> March 2020
Address/Location:	Manor Gardens, Barnwood Road Gloucester
Application No:	19/00672/FUL
Ward:	Barnwood
Expiry Date:	
Applicant:	Barnwood Trust
Proposal:	Demolition of existing housing (23 units) and redevelopment of site to provide 46 no. new build dwellings (16 no. 1 bedroom apartments, 24 no. 2 bedroom apartments, 4 no. 3 bedroom houses and 2 no. 3 bedroom bungalows), formation of new access to North Upton Lane and provision of parking, landscaping, external works and stores for bikes, refuse, plant etc.
Report by:	Ron Moss
Appendices:	Site location and site layout plan

## 1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is located on the south side of Barnwood Road in a predominantly residential area, just over 3 kilometres to the east of the city centre. The site covers an area of approximately 2.5 square kilometres and has road frontages to Barnwood Road to the north and North Upton Lane to the east, as well as a road connection to Weir Bridge Close to the west.
- 1.2 The site includes the Grade II Listed former Manor House and a community of sheltered bungalows, set within landscaped grounds with mature trees, some covered by a Tree Preservation Order. Wotton Brook crosses the southern part of the site. The site also includes a former NHS facility, Wheatstone House, located towards the east of the site and accessed from North Upton Lane.
- 1.3 The Manor House grounds specifically comprise a central garden surrounded by the above mentioned self-contained bungalows that were built in the 1980's. The bungalows are bordered by landscape walkways, which also run along the fenced off Wotton brook. Beyond the brook are further bungalows as well as a public footpath linking Upton Lane with a modern estate of houses built in the grounds of the former Barnwood House to the west. A number of large specimen trees and sections of the ramped brick garden are now all that remain of this former private garden.
- 1.4 The Manor House itself is a red brick building with stone, moulded brick details, slate tiled roof and chimneys. It is accessed via a wide tarmacked drive way and now has a small fenced garden and patio to the rear. The single depth house has been extended during the 19<sup>th</sup> and 20<sup>th</sup> centuries, but retains the northern frontage with its elegant and symmetrical c1740 origins. The House and the surrounding site are occupied by the Barnwood Trust who are a charitable organisation that provide care and accommodation for people with physical and mental health disabilities.
- 1.5 The full application proposes the demolition of the existing 23 1980's built self-contained

bungalows and replace them with 46 dwellings. The new build elements would be as one, two and three storey forms. Overall there would be 16 x 1 bedroom apartments, 3 x 2 bedroom wheelchair apartments, 21 x 2 bedroom apartments, 4 x 3 bedroom houses and 2 x3 bedroom bungalows. The two storey housing would be positioned nearest to the Manor House with the three storey apartment accommodation located slightly further away. There is an application to create a community activity hub with 2 two bedroom apartments in the Manor House itself, which is subject to a separate planning application.

- 1.6 The main entrance to the site would remain from Barnwood Road and this would provide access to an entrance forecourt with parking, servicing, waiting and drop off areas. A secondary entrance on to North Upton Lane would serve the apartments in the southern part of the site, while the existing entrance on this road would be downgraded from vehicular to just pedestrian. The two proposed bungalows south of the brook would gain access from Newstead Road. Car parking provision is shown in the following locations: 35 parking spaces plus a mini bus drop off space along the Barnwood Road frontage; 22 parking spaces accessed from North Upton Lane; 4 parking spaces for the two bungalows accessed from Newstead Road; 11 parking spaces accessed from Weir Bridge Road after demolition of the garage block. This would give a total of 72 car parking spaces. 40 cycle parking spaces are shown and the application has been accompanied by a travel plan.

## 2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
19/00834/LBC	Removal of rear single storey extension and front lift shaft, internal and external alterations and extension to create a community activities hub (including community kitchen, changing and w.c. facilities, games room, IT / library, office and meeting room) and creation of 2 two bedroom apartments.	Pending Consideration	
17/00346/COU	Change of use from dwelling house to house for multiple occupation for 9 no. students	GSC	23.06.2017
44/01721/HIST	13300 (P/1191/73):- Change of use from residential to nursing home	Z45WDR	
15/00617/NMA	Non material amendment to dormer window	NPW	18.05.2015
15/00628/FUL	Enlargement of dormer window in north west elevation.	G3Y	11.08.2015
15/01143/FUL	Enlargement to dormer window	G3Y	01.10.2015
17/01153/NMA	Enlargement to dormer window	ROS96	24.11.2017
17/01330/FUL	Extension of approved dormer to existing adjacent dormer	REFUSE	23.01.2018
98/00526/COU	Change of use from C2 Nursing Home to C3 Residential Home.	PDV	26.10.1998
08/01587/COU	Change of use from C3 residential dwelling to C2 residential care home and creation of new vehicular access.	G3Y	02.02.2009
12/00440/FUL	Proposed Residential Development comprising of 3 detached dwellings,	G3Y	03.08.2012

	associated car parking, garaging and landscaping. (Alternative proposal to scheme previously allowed at appeal).		
12/00582/FUL	Two storey rear extension, plus alterations to the side elevation and erection of front porch.	G3Y	17.08.2012
13/00105/NMA	Non material amendments to planning permission 12/00582/FUL to make alterations and additions to the approved fenestration	NOS96	22.02.2013
11/00964/LBC	Internal and external alterations to Grade 2 listed building.	WDN	12.03.2014
12/00625/LBC	Installation of insulation on the inside of external walls in rooms on the south-west and north-west corners of the building	G3L	10.01.2013
17/00462/LBC	Construct internal insulation to the inside of the external walls of the ground floor hall	RET	19.06.2017
17/00584/LBC	Construct internal insulation to the inside of the external walls and insertion of rooflights.	REFLBC	25.10.2017
17/01155/LBC	To install timber framing ready to accept an approved insulation material. This will allow a floor covering to be laid	RET	08.02.2018

### 3.0 RELEVANT POLICY

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

#### 3.2 National guidance

National Planning Policy Framework (NPPF) and Planning Practice Guidance

#### 3.3 Development Plan

**Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted 11 December 2017)**

SP1 - The need for new development  
 SP2 – Distribution of new development  
 SD3 – Sustainable design and construction  
 SD4 – Design requirements  
 SD6 – Landscape  
 SD8 – Historic Environment  
 SD9 – Biodiversity and geodiversity  
 SD10 – Residential development  
 SD11 – Housing mix and standards  
 SD12 – Affordable housing  
 SD14 – Health and environmental quality  
 INF1 –Transport network  
 INF2 – Flood risk management  
 INF3 – Green Infrastructure  
 INF4 – Social and community Infrastructure  
 INF6–Infrastructure delivery  
 INF7 – Developer contributions

#### 3.4 City of Gloucester Local Plan (Adopted 14 September 1983)

The statutory Development Plan for Gloucester includes the partially saved 1983 City of Gloucester Local Plan. Paragraph 213 of the NPPF states that ‘...*due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.*’ Therefore it is considered that the 1983 Local Plan is out-of-date and superseded by later planning policy including the NPPF and the Joint Core Strategy.

### 3.5 **Emerging Development Plan Gloucester City Plan**

The Gloucester City Plan (“City Plan”) will deliver the JCS at the local level and provide policies addressing local issues and opportunities in the City. The pre submission version of the Gloucester Local Plan (City Plan) was approved for publication and submission at the Council meeting held on 26 February 2019. On the basis of the stage of preparation that the plan has reached, and the consistency of its policies with the NPPF, the emerging policies of the plan can be afforded limited - moderate weight in accordance with paragraph 48 of the NPPF, subject to the extent to which there are unresolved objections to each individual policy (the less significant the unresolved objections, the greater the weight that may be given).

A1 – Effective and efficient use of land and buildings  
A2 – Affordable Housing  
A5 - Specialist Housing  
A6 – Accessible and adaptable homes  
C1 – Active design and accessibility  
D1 - Historic Environment  
E2 – Biodiversity and geodiversity  
E5 – Green Infrastructure; Building with nature  
E6 – Flooding, sustainable drainage, and waste water  
E8 – Development affecting Cotswold Beechwoods Special Conservation Area  
F1 – Materials and Finishes  
F2 – Landscape and Planting  
F6 – Nationally described space standards  
G1 – Sustainable transport  
G2 – Charging infrastructure for electric vehicles

### 3.6 **Other Planning Policy Documents Gloucester Local Plan, Second Stage Deposit 2002**

Regard is also had to the 2002 Revised Deposit Draft Local Plan. This has been subjected to two comprehensive periods of public and stakeholder consultation and adopted by the Council for development control purposes. There are no relevant policies for this application.

## 4.0 **CONSULTATIONS**

### 4.1 **Highway Authority**

The Highway Authority raise no objection to the proposal , providing that there are conditions/ a legal agreement on any planning permission restricting the use to the Barnwood Trust Community only ( private open market housing here with indicated provision considered likely to cause a deficit in onsite parking), a schedule of improvements to the surrounding footway network, the proposed vehicular access to North Upton Lane not to be brought in to use until the existing access here has been permanently closed for vehicles and for further Travel Plan details to be provided.

### 4.2 **Conservation Officer**

The Manor House is a Grade II listed heritage asset and is identified as being of special or

historical interest. As such the Local Planning Authority is statutorily required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses. The site proposed for development was originally the gardens of the Manor House. The principle of the demolition of the existing bungalows is not unacceptable. The current proposal however by virtue of the scale and density of the proposed development would harm aspects of the listed buildings garden setting which contribute positively to its significance, thereby neither preserving its special architectural or historic interest, nor sustaining its significance as a designated heritage asset. The harm would be less than substantial, albeit considerable and this harm should be taken in to account when reviewing the scheme and any public benefits.

#### **4.3 Landscape Adviser**

At present the site has a very pleasant, semi-private suburban feel with relatively low density of bungalows and other buildings set within attractive grounds that are well vegetated with mature trees and shrubs. The proposals are likely to lead to a significant change in character of the application site, especially within its eastern half. The height of the tallest of the proposed flats (block 4) would however be similar to that of the existing Manor House and thus the proposed height would not be incongruous. The character of the local area beyond the site is also quite varied and includes 3 storey buildings. Views in to the site are very limited and the proposed blocks of flats would likely be fairly well screened from public roads and footways beyond the site. The overall effect on local character is thus likely to be limited though not negligible.

#### **4.4 Tree Officer**

The Development Site Method Statement (DSMS) with regard to trees has now been updated, and the DSMS and the tree protection plan are considered acceptable. There is no objection to the proposal subject to these matters forming conditions on any approval.

#### **4.5 Contaminated Land Adviser**

No significant contamination concerns have been identified.

#### **4.6 Drainage Adviser**

The site is at very low risk of surface water flooding. The proposed Drainage strategy is to discharge surface water in to the Wotton Brook. This is considered an acceptable option given that the geology of the site is Blue Lias Clay which makes infiltration difficult. No objection is raised to the development subject to conditions for details of a Sustainable Drainage System and then for details of its management and maintenance.

#### **4.7 City Centre Improvement Officer (Environmental Protection)**

No objection to the proposed development subject to conditions on hours of construction, a dust management plan and electric vehicle charging points.

#### **4.8 Housing Strategy and Enabling Officer**

Barnwood Trust have stated that the development is not viable as either an open market or Affordable Development. They state that they are committed to delivering a scheme for households who have a disabled member and are willing to subsidise the development to meet their charitable objectives. They have offered to allocate 50% of the homes to people with local connection to Gloucester. Officers would recommend that nomination arrangements should be in-line with Homeseeker policy on local connection. All of the above would be via a voluntary agreement.

The proposal delivers a higher proportion of Category 2 dwellings than required by the City Plan. These homes are the equivalent to the former Life Time Homes Standard, and reflect best practice in delivering adaptable housing to meet the need of a diverse and aging society.

Barnwood Trust's desire to develop an intergenerational and mixed community is to be welcomed. The absence of any legal agreement means that this aim has not been formalised.

**4.9 Urban Design Adviser**

No objection. The architectural appearance of the buildings is modern and of high quality. The layout respects the open character of the site and the area of the site covered by buildings remains similar to as existing, albeit with additional units gained from higher buildings.

**4.10 Ecology Advisor**

No objection to the proposal subject to a condition on any planning permission requiring that the recommendations outlined in Chapter 4 of the Ecology report in relation to bat foraging corridors and lighting, bat roost advice, Wotton Brook protection, nesting birds, hedgehog mitigation and invasive weeds be implemented.

**4.11** The applicants report (appropriate assessment) to inform Habitat Regulations Assessment Stage 1 and Stage 2 has also been reviewed. This report assesses the pathways to likely significant effects (HRA Stage 1) of the development proposals upon relevant designated Natura 2000 sites and subsequently assesses whether these would lead to an adverse effect upon the integrity of such designated Natura sites (HRA Stage 2). The Natura 2000 sites identified by Natural England with the potential to be affected by visitor pressure from the proposed new development are Cotswold Beechwoods SAC (3.9km from development) and the Severn Estuary SPA and Ramsar site (circa 15km from development). Due to the distance of these Natura 2000 sites from the proposed development, no other likely significant effects are considered relevant.

**4.12** The conclusion of the appropriate assessment was that the impacts of increased visitor levels would be so small that there would be no significant effect on the Natura 2000 sites. It is recommended that as an additional measure homeowner packs are distributed to each residential unit to make the residents aware of the numerous areas of public space within Gloucester City and best practice guidelines to avoid damaging habitats//disturbing wildlife. In conclusion subject to these measures forming conditions on any approval, the proposed development would not affect the integrity of Cotswolds Beechwood SAC and the Severn Estuary SPA and Ramsar.

**4.13 Archaeology**

The desk based assessment submitted by the applicant has been reviewed. It concludes that the site has the potential to contain heritage assets of archaeological interest of prehistoric or Roman date (potentially Palaeolithic deposits and inhumations of Roman date.). Access constraints have made evaluation slightly difficult, however there is no objection to the proposal subject to conditions on any approval for an archaeological evaluation, details of foundations and potential necessary mitigation.

**4.14 Severn Trent Water**

No objection subject to a condition for disposal of foul and surface water.

**4.15 Natural England**

No objection, subject to the mitigation measures set out in the appropriate assessment being secured.

**4.16 Civic Trust**

The panel has no objection to the style of the architecture, but would prefer to see buildings which are no more than 1.5 storeys in height. The proposal constitutes overdevelopment.

## 5.0 PUBLICITY AND REPRESENTATIONS

5.1 Neighbouring properties were notified and press and site notices were published.

5.2 11 letters of objection received, raising the following issues

- a) The proposal would fail to respond positively to the character of the area, which is of 2 storey detached and semi-detached properties set back from the highway edge.
- b) The proposal would not be of appropriate design, scale and form, and would therefore be contrary to policy SD4 of the Joint Core Strategy.
- c) The failure to respond positively to the character of the area would ensure that the proposal would be contrary to Section 12 and paragraph 127 of the National Planning Policy Framework.
- d) Block 4 is shown as a large 3 storey building that would dominate the street scene of North Upton Lane.
- e) The indicated raised walkways are representative of 1960's/1970's inner city, high rise flats.
- f) The height and scale of the proposals would be overbearing on the existing dwellings in Manor Gardens and Weir Bridge Close.
- g) The proposal due to its height and scale would cause harm to the character and setting of the listed Manor building, thereby making it contrary to policies SD8 and SD10 of the JCS.
- h) The two proposed bungalows would fall within the untouched part of the historic gardens.
- i) The proposal by reason of its height and location would result in an unacceptable loss of light to the residents of 17 and 18 Manor Gardens.
- j) Loss of light to future occupants due to existing trees.
- k) Potential for overlooking between occupiers of the proposed blocks, particularly between Block 4 and Block 1 and from Blocks 1 and 2 to the proposed houses.
- l) The proposed balconies would lead to the potential for the overlooking of neighbouring properties in North Upton Lane.
- m) For the above reasons the proposal would be contrary to policy SD14 of the JCS.
- n) The submitted ecology appraisal establishes that a number of the trees on Wotton Brook support roosting bats, while the brook provides suitable foraging / commuting habitat for bats. Concern is raised that light pollution from the proposal could have an unacceptable impact on bat foraging and commuting routes. The proposal therefore can not satisfy policy SD9 of the JCS.

- o) A number of mature trees appear likely to be removed as part of this proposal and there is potential to cause damage to other trees. Further information should be provided.
- p) The application proposes the relocation of the existing vehicular access closer to the road access with Lilliesfield Avenue, which could result in conflict between pedestrian and vehicle users in this area.
- q) The proposed removal of the existing 4 bollards on North Upton Lane raises concerns for pedestrian safety as they were put in to stop vehicles from mounting the kerb to turn left on to Barnwood Road, when traffic backs up along North Upton Lane.
- r) Tracking diagrams need to be provided for the refuse vehicle before a decision is made on the application.
- s) Number of car parking spaces would appear insufficient for the number of new dwellings, which could lead to parking in neighbouring streets to the detriment of the amenity of occupiers living on the street. Furthermore no visitor parking appears to be provided for the tradesmen, carers and emergency vehicles.
- t) The proposed car parking is shown scattered around the edges of the site and not where it would be most needed, close to the accommodation as the apartments would be geared to those with ability issues. Also why are there so many cycle racks shown.
- u) Concern as towards future ownership and occupation of the units and the impact that might have on vehicle numbers. The homes appear to currently be on subsidised assisted housing rental agreements with the tenants and what would prevent sell off for residential development opportunities. If housing were sold, then there would be no landlord to resolve parking disputes.
- v) It is stated that the pedestrian access on North Upton Lane is to increase foot traffic to Barnwood Road, however the only crossing point is a zebra crossing further down Barnwood Road. This could make a big difference to people with limited mobility.
- w) Loss of sunlight to properties in North Upton Lane, in particular no.1.
- x) There is potential for the brook to flood.
- y) Concern in relation to the environmental harm from the demolition and construction phase. The whole redevelopment would be likely to cause significant disruption to the neighbouring occupiers and surrounding road ways.
- z) Excessive number of two bedroomed flats in the proposal in relation to one bedroomed flats , which is contrary to local need.
- aa) People with ability needs should surely be better located in ground floor development rather than on first or second floors.
- bb) Too much development is shown concentrated in a small area, and a divide both physical and community wise, will be created in relation to the existing lower scale bungalows.
- cc) The proposed footbridge across the brook would create a security problem as people would use it to short cut to North Upton and Barnwood Lane. The path from Weir Bridge Close could equally be a security problem, potentially used by bikes and moped riders.

dd) The peaceful, tranquil and therapeutic ambiance that currently exists on the site would be lost.

5.3 1 letter of support received, stating the following:-

- a) There is a need for good quality accessible housing;
- b) The scheme is to be applauded for being a well designed modern, attractive and accessible scheme with good connectivity;
- c) The proposal would make effective use of the site and retains the character and setting of the dwelling house.

5.4 The following 2 objections have been received in relation to the revisions to increase the car parking:-

- a) There is still insufficient car parking provision for the carers, family and other visitors to the site.
- b) Some concerns expressed that the new parking spaces impede access from the parking area to footpaths, would reduce turning abilities and have involved the loss of a couple of trees.
- c) The number of two bedroomed units has increased

5.5 The full content of all correspondence on this application can be viewed on:

<http://www.gloucester.gov.uk/resident/planning-and-building-control/Pages/public-access.aspx>

## 6.0 OFFICER OPINION

### 6.1 *Legislative background*

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Local Planning Authority to determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with a planning application, the Local Planning Authority should have regard to the following:

- a) the provisions of the development plan, so far as material to the application;
- b) any local finance considerations, so far as material to the application; and
- c) any other material considerations.

6.3 The development plan consists of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) and the partially saved 1983 City of Gloucester Local Plan. However, as outlined earlier, the 1983 Local Plan is considered to be out-of-date.

6.4 It is considered that the main issues with regards to this application are as follows:

- Principle
- Design, layout and landscaping
- Impact on the Listed Building
- Archaeology
- Affordable Housing
- Traffic and transport
- Residential amenity
- Drainage and flood risk
- Ecology
- Economic considerations

### *Principle*

- 6.5 Policy SD10 of the JCS allows for infilling within the existing built up areas of the City Gloucester. In terms of the broad principles of development, the site is within the built up area of the City, is in a sustainable location for residential use and would contribute to housing supply.
- 6.6 As the site is located within the built up area of the city, the principle of development is considered to be acceptable in accordance with JCS Policy SD10, subject to assessment against other planning considerations in the remaining sections of this report.

### ***Design, Layout and Landscaping***

- 6.7 The NPPF states that new residential developments should be of high quality design, create attractive places to live, and respond to local character integrating into the local environment. Policy SD4 sets out requirements for high quality design, while Policy SD10 requires housing of an appropriate density, compatible with good design, the protection of heritage assets, local character and compatible with the road network.
- 6.8 The applicant Barnwood Trust provides accommodation for people with disabilities and mental health challenges. It has a strategy of seeking to provide more inclusive accommodation and is seeking to move away from the more traditional institutionalised approach. The concept here is to construct a scheme that builds in belonging to obtain a more inclusive community with an element of the development being open to able persons to help obtain a mixed and balanced community.
- 6.9 The proposed new buildings consist of one, two and three storey forms, with the lower two storey houses placed in close proximity to the Manor House and the highest three storey element positioned further away by the brook. One of the key design concepts is to maintain as much of the attractive lawned and treed gardens as possible as it is recognized that this is very much part of the character of the area. The proposed development is therefore predominantly shown to the east of the site to allow the central grassed and treed area to remain intact and remain a focal feature. Additional development is then shown to the south, with the existing bungalows bordering the main garden area to the west and the listed Manor House building bordering to the north.
- 6.10 The majority of the units would be provided in the apartment blocks. To break up the massing of the apartment blocks, they have been designed to appear as separate houses in perpendicular orientation to one another and stepping down the site with the natural drop of the landscape. This helps create a variety of built forms with differing storey heights. In the middle of the apartment blocks is then shown a parking court, while the ground floor apartments all would have space for a buggy to be parked outside their door. Open deck walkways would link the apartments, allowing people to interact with their neighbours in line with the inclusivity concept, while double aspect windows would provide good viewing and surveillance. This would be further enhanced by full height windows for the lounges and bedrooms. The provision of external space in the form of balconies and terraces would then allow even the non ground level dwellings to have personal amenity space.
- 6.11 The apartments are all shown with generous space standards of 58 – 78 square metres, which would be well above national minimum space standards. Within each of the individual apartments, consideration has been given to the Wheel Chair Housing Guide and Lifetime Homes Standards with layouts set for wheel chair users and apartments 'care ready' to allow for future adaptations to suit changing needs. The apartments would all exceed Part M Category 2 of Building Regulations in accordance with emerging policy C1.
- 6.12 The four proposed houses would be given private garden space as would the two bungalows. The houses would look out over the shared play area and are shown located between the apartments and the listed Manor House. The two bungalows would then be

located to the south of the site at the end of Newstead Road. This part of Newstead Road is characterized by bungalows and the two bungalows would accord with the street scene. They would also all be fitted out as fully wheelchair accessible to Category M Part 3.

- 6.13 In terms of appearance the apartment blocks and houses have sought to mimic design features from the listed Manor House, including steep pitched roofs with natural slate or similar, first floor string courses, gable ends, chimneys and dormers. Further detailing would include recessed brick work, textured brick patterning and soldier courses, with the brick choice proposed as light and red multi bricks to again ensure the development would relate to the listed building. At the same time the proposal has also introduced some more modern features including providing the dormers on the apartments in powder coated aluminum and metal work, large feature windows to habitable rooms, glazed bricks located at front entrances to aid wayfinding and the open deck walkways. It is considered that this design approach of combining traditional features of the listed Manor House with a modern approach of creating a light, spacious and airy development is acceptable in the context of Policy SD4 of the JCS.
- 6.14 As stated previously the landscape setting has played a key part in the design concept of this proposal, with the recognition of the benefits that the outdoor space, planting and greenery would bring to the inhabitants of the development. The grass land and trees within the centre of the site would form a large focal garden feature identified as 'the lawn' on the Landscape Masterplan with a residents terrace to the north and a wild flower meadow to the south. Further smaller garden areas are shown located off the main lawn in the form of the Quiet Garden, Water garden, Apple orchard and Cherry Walk. A Natural Play area and a herb and kitchen terrace would further compliment the landscape areas. These differing garden areas all interlink with each other, via the central lawn feature. Many of the trees on the site would be retained, while a condition on any approval would seek to ensure 'large' trees would constitute part of the detailed landscape plan.
- 6.15 The development would all be interlinked via a network of pathways through the site, including a new bridge across Wotton Brook. This would ensure good access/egress and permeability throughout and into/out of the site from Barnwood Road, North Upton Lane and Weir Bridge Road.
- 6.16 In light of the above it is considered that the design is of high quality in accordance with the requirements of the NPPF and Policy SD4 of the JCS.

### **Impact on Listed Building**

- 6.17 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with development which affects a listed building or its setting, the local authority 'shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. The property known as 'The Manor House' is a grade 11 designated heritage asset and is identified as being of special architectural and historic interest.
- 6.18 Policy SD8 of the JCS recognises the part that the City's built, natural and cultural heritage play in respect of local identity, quality of life and the economy. Heritage assets will be conserved and enhanced as appropriate to their significance. This is reflected in policy D1 of the emerging City Plan.
- 6.19 The Council's Conservation Officer (CO) has no objections to the demolition of the Wheatstone building and garages as these are not of historic or architectural value. There are also no objections to the demolition of the bungalows.
- 6.20 Nevertheless, the CO considers the development on the scale as proposed would be

inappropriate for the historic context and harmful to the setting of the grade II Manor House, with the opinion that the scheme is of high density and massing in the context of the two storey Grade II designated asset and within its setting of the historic gardens. The CO has further concerns that the new proposed second entrance would result in greater areas of car parking and hardstanding within the garden area further exacerbating the harm. In conclusion the CO states that the proposal would cause harm, albeit less than substantial harm to this heritage asset. In the range of less than substantial harm the CO considers the proposal to be at the higher end, i.e considerable.

- 6.21 Paragraph 196 of the National Planning Policy Framework states that *'Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'* The less than substantial harm to the setting of the Grade II Listed Manor House can be balanced against the importance of providing a high quality inclusive development for persons with mental and physical needs. It is recognised that the proposal would bring a certain mass of development into the original grounds of the Manor House, however care has been taken to ensure the greater height and bulk of the scheme, i.e. the apartments are located at a distance from the Manor House itself. Key features of the Manor House are copied in to the development (see paragraph 6.13), the trees and lawned areas that form the character of the previous garden would be retained as much as possible and an innovatively designed development utilising linked walkways, big windows and upper level open areas. The design quality would be significantly higher than the existing buildings which are proposed to be demolished. Additionally, the proposal would provide large units both set up with adaptations and future proofed for further adaptation. This proposal would be an enlightened approach to move away from a more traditional institutionalised scheme towards an inclusive mixed and balanced community development, seeking to provide buildings and an outdoor environment for the maximum benefit of the occupiers. The development would also add a further 23 much needed residential units towards the Council's housing supply whilst the economic benefits arising both during and post construction weigh in favour of the development.
- 6.22 In light of the above, whilst considerable importance and weight is given to the fact that the proposal would result in less than substantial harm to the Grade II listed Manor House, on balance, it is considered that the public benefits arising from the proposals would outweigh that less than substantial harm. A condition would be attached to any planning permission requiring that no more than 12 of the 46 new units within the residential development shall be occupied by households which do not include individuals with a disability. This would ensure that the scheme would be restricted so as to cater predominantly for people with ability needs. This being important in the balance of public benefit outweighing the substantial harm to the heritage asset.

### **Archaeology**

- 6.23 The site has the potential to contain heritage assets of archaeological interest of prehistoric or Roman date (potentially Palaeolithic deposits and inhumations of Roman date.). The Council's archaeologist states that there is no objection to the proposal subject to conditions on any approval for an archaeological evaluation, details of foundations and potential necessary mitigation.

### **Affordable Housing**

- 6.24 The NPPF states that where local authorities have identified the need for affordable housing, policies should be set for meeting this need on site, unless off site provision or a financial contribution can be robustly justified. Policy SD12 of the JCS provides that a minimum of 20% affordable housing will be sought on sites of 11 or more dwellings in the Gloucester City administrative area. The supporting text at paragraph 4.13.6 explains that

the policy reflects the viability of differing value areas that exist across the JCS, hence the requirement for a 40% contribution within Cheltenham and Tewkesbury but only a 20% contribution within Gloucester. However, bullet 10 of the Policy provides that the viability of the site may enable additional levels of affordable housing to be provided. The emerging City Plan refers to a 25% affordable housing level. The Plan has recently been endorsed by the Council for consultation and submission. The evidence base supporting the City Plan supports the requirement for 25% and is more up to date than the JCS evidence base.

- 6.25 However, bullet point 9 of the Policy states that *'If a development cannot deliver the full affordable housing requirement, a viability assessment conforming to an agreed methodology, in accordance with Policy INF7 will be required...'*
- 6.26 In this case the applicant has submitted a viability appraisal to seek to demonstrate that there is insufficient viability in the scheme to provide affordable housing. This appraisal has then been assessed by an independent party appointed by the Local Planning Authority to ensure proper scrutiny.
- 6.27 The independent assessor has viewed the proposal by initially looking at a scenario where 35 of the 46 units would be a form of affordable housing and then where all the units were provided at market housing value. Their conclusion was that in the first scenario there would be a negative Residential Land Value of - £2, 785,454, while in the second, the proposal came out with a negative Residential Land Value of - £856,950. This approach shows that there is insufficient viability in the development for affordable housing provision.
- 6.28 Policy SD12 does then suggest that where there is an issue with regard to viability, then developers should consider securing public subsidy to assist the delivery of affordable housing. The applicant has responded to this point by stating they are not a Registered Provider nor an Investment Partner of Homes England and are therefore not entitled to any Affordable Housing Grant from Homes England. They confirm that they will be putting their own funding into the scheme to enable it to be brought forward.
- 6.29 In conclusion it is recognised that the development would be unable to provide affordable housing nor any other form of s106 contributions. The Barnwood Trust have undertaken to voluntarily accept nominations from Gloucester City Council for vacancies arising from 25% of the scheme which is allocated to those with a Gloucester connection, and who meet eligibility criteria, however this would not be secured through the planning system.

### **Traffic and Transport**

- 6.30 Policy INF1 'Transport Network' states that developers should provide safe and accessible connections to the transport network to enable travel choice for residents and commuters. Paragraph 109 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe.
- 6.31 In terms of sustainable transport measures the site can be seen to have strong inter connectivity with the surrounding area, with pedestrian routes linking to Barnwood Road, North Upton Lane, and Weir Bridge Road. This would allow occupants access to local facilities such as Hucclecote Road/Brook field Road stores at just over 500m away and Hucclecote surgery/Lloyds pharmacy at 550m. There are also frequent buses along Barnwood Road, while Insley Garden bus stops are approximately 200m away to enable trips to/from the city centre. A travel plan has also been submitted with the application and compliance with the plan would form a condition on any approval.
- 6.32 The applicant's Transport assessment has recognised however that some junctions lack tactile paving provision and some are misaligned. A situation that would be very unhelpful

for the inhabitants of the proposal. At the junction of North Upton Lane with Barnwood Road there is a requirement for tactile paving to aid visually impaired pedestrians, while at the Chertson Court junction with Barnwood Road there is a requirement for a pedestrian dropped kerb crossing, including dropped kerbs and tactile paving to assist in pedestrian movements to and from the Church Lane bus stops and Post Office. There is also the issue of the bollards on the pavement along North Upton Lane, which could impede pedestrians with mobility or visual impairments. Any approval of planning permission would be subject to conditions to address these matters.

- 6.33 Within the site itself significant provision would be made for cycle parking with the provision 40 spaces, while revised plans have now shown the car parking provision increased by 14, 72 spaces overall. Both the Highway Authority and local residents had expressed concern with the original level of parking provision and the potential for the proposed development to be occupied by non-disabled people who would be likely to own and seek to park more vehicles. Local residents felt that this would lead to overspill parking into the neighbouring streets. The Highway Authority (HA) have undertaken a high level assessment of levels of car ownership within the local area. They have also undertaken a bespoke parking assessment based on the proposals. The assessment has demonstrated that the number and size of dwellings proposed would not result in car ownership that would be typically associated with residential development. As such they have determined that the proposed levels of car parking, for the proposals subject of this application and the remaining existing uses on the site, are acceptable subject to a condition requiring a car park management plan to be secured and operated, and the other highways conditions set out in the report and below.
- 6.34 Overall therefore, the Highway Authority have concluded that they are satisfied with the access arrangements, subject to conditions for the submission of details for improvements of the surrounding road network, the closure of the North Upton Lane access to vehicular traffic before occupation, further details of the travel plan, layout of cycle and car parking before occupation. As set out above discussions are still ongoing in respect of the adequacy of parking provision. In relation to the resident's concerns over the impact of construction traffic, it should be noted that any approval would be subject to a condition for a construction management plan that would include routing of vehicles and parking. In conclusion the proposal can be seen to accord with Policy INF1 of the JCS.

### ***Residential amenity***

- 6.35 Paragraph 17 of the NPPF provides that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. This is reflected in Policy SD14 of the JCS which requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.
- 6.36 Residents in North Upton Lane have raised concerns with the respect to the proximity of the apartment blocks to their properties. It should be noted however that under the nearest relationships Block 1 of the apartments would be over 26 metres from the front elevation of no.7 North Upton Lane, while Block 4 would be over 30 metres from the front elevation of no.11 North Upton Lane. At these distances there would be no material overlooking of the dwelling houses. Whilst the front gardens of the North Upton Lane would not normally be considered private amenity space, there would still be around 20 metres from the nearest elevations of the proposed apartments to the front edges of the North Upton Lane properties, which would also form a satisfactory distance relationship. The occupier of no.1 North Upton Lane has raised concern in relation to potential loss of light, however the nearest property in the proposed development would be one of the smaller 2 storey dwellings, which would be over 30 metres away.
- 6.37 Within the development itself there is a close relationship between the western elevation of Block 3 and the existing neighbouring bungalows numbered 17 and 18, which have

facing flank elevation windows. There would still be circa 20 metres between these buildings and the windows to the bungalows are secondary bedroom windows, so this relationship is considered acceptable in relation to overlooking. There would also be the potential for overlooking of the proposed apartments at first floor level via the side element to the first floor balconies on the eastern end of block 1, western end of block 3 and western end of block 5. It is therefore recommended that there is a condition on any approval for these balconies to be designed with a privacy screen so as to avoid any undue overlooking.

- 6.38 In terms of amenity for the potential residents, the bungalows and houses are shown with rear gardens, while the occupiers of the apartments would have balconies and small external amenity areas. This provides an element of private amenity, while all occupiers would have access to the variety of gardens around the site. Overall a good standard of amenity would be provided to accord with policy SD14.

### ***Drainage and flood risk***

- 6.39 The NPPF requires that development is directed to the areas at lowest risk of flooding, that new development should take the opportunities to reduce the causes or impacts of flooding, should not increase flood risk elsewhere and take account of climate change. Policy INF2 of the JCS reflects the NPPF, applying a risk based sequential approach, requiring new development to contribute to a reduction in flood risk and requiring the use of sustainable drainage systems.

- 6.40 The majority of the site is in Flood Zone 1 and is at low risk of surface water flooding. There is a very small strip of land bordering the banks of Wotton Brook that falls within Flood zones 2/3, however all built forms would be out of this area. The Lead Local Flood Authority state that the proposed Drainage Strategy to discharge surface water in to the Wotton Brook would be acceptable. No objection is raised to the development subject to conditions for details of a Sustainable Drainage System and then for details of its management and maintenance.

### ***Ecology***

- 6.41 Policy SD9 of the JCS provides that the biodiversity and geological resource of the JCS will be protected and enhanced
- 6.42 The Natura 2000 sites identified by Natural England with the potential to be affected by visitor pressure from the proposed new development are Cotswold Beechwoods SAC (3.9km from development) and the Severn Estuary SPA and Ramsar site (circa 15km from development) A Habitat Regulations Assessment was undertaken that concluded no significant impacts on these sites are predicted as a result of the proposed development, subject to the mitigation measure of providing a home pack for all new residents with details of other places to visit and if visiting the above sites, how to minimise harmful impact. Natural England concur with this view and have no objection
- 6.43 The Council's ecology advisor also has no objection to the proposal subject to a condition on any approval to secure biodiversity enhancements. Policy SD9 of the JCS is considered to be met.

### ***Economic Considerations***

- 6.44 The construction phase would support employment opportunities and therefore the proposal would have some economic benefit. Further, paragraph 3.1.9 of the JCS identifies that it is important to ensure that sufficient housing is made available to support the delivery of employment and job growth. In the context of the NPPF advice that 'significant weight should be placed on the need to support economic growth through the planning system', this adds some weight to the case for granting permission.

### **Overall Balancing and Conclusions**

- 6.45 The proposals to demolish the existing buildings within the curtilage of the Manor House are uncontentious.
- 6.46 It is recognised that the proposal would cause less than substantial harm, albeit at the higher end to the setting of the Grade 11 Listed Manor House. The less than substantial harm to the setting of the Grade 11 Listed Manor House can however be balanced against the importance of providing a high quality inclusive development for persons with mental and physical needs. This proposal would be an enlightened approach to move away from a more traditional institutionalised scheme towards an inclusive mixed and balanced community development, seeking to provide well-designed, adaptable, spacious and 'light' buildings with an outdoor environment for the maximum benefit of the occupiers. The development would also add a further 23 much needed residential units towards the Council's housing supply. Overall the balance is considered to be in favour of the development. These social benefits are supplemented by the economic benefits referred to above. Whilst considerable importance and weight is given to the fact that the proposal would result in less than substantial harm to the Grade II listed Manor House, on balance, it is considered that the public benefits arising from the proposals would outweigh that less than substantial harm.
- 6.47 The application has been considered in the context of the policies and guidance referred to above. The proposal is consistent with those policies and guidance in terms of design, materials, highway safety implications, impact upon the amenity of any neighbours and the local area; the proposal is acceptable and accordingly it is recommended that planning permission be granted, subject to conditions.

### **7.0 RECOMMENDATION OF THE CITY GROWTH AND DELIVERY MANAGER**

- 7.1 That planning permission for application reference: 19/00672/FUL is **GRANTED** subject to the following conditions:

#### **Time limit**

##### **Condition 1**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

#### **Reason**

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

#### **Plans**

##### **Condition 2**

The development hereby permitted shall be carried out in accordance with the following approved drawings:-

Site Plan - Drawing no. AA6514 -2001 Rev F

Ground and First Floor Plan – Drawing no. AA6514 -2002 Rev D

Second Floor and Roof Plan – Drawing no. AA6514 -2003 Rev C

Long Elevations – Drawing no. AA6514 -2004 Rev B

Short Elevations Drawing no. AA6514 -2005 Rev B

Long Elevations with materials – Drawing no AA6514 -2006 Rev B

Long Section - Drawing no. AA6514 -2007 Rev B

External Bin store - Drawing no. AA6514 - 2008 Rev B

Site Location Plan – Drawing no. AA6514 -2013 Rev A  
Proposed Site Block Plan - Drawing no. AA6514 -2014 Rev A  
Tree Report – Bartlett Consulting Development Site Impact Assessment ref: JH/170053/Rv  
1/sh  
Tree Constraint Plan with existing site layout JH.170053.TCP.Rev A  
Demolition Plan - Drawing no. AA6514 -2012 Rev B  
Cotswold Ecology Preliminary Ecological appraisal dated April 2019  
North Upton Lane Access Visibility and Swept Path Analysis – Drawing no. 23444-08-020-  
01 Rev A  
North Upton Lane Access Visibility and Swept Path Analysis – Drawing no. 23444-08-020-  
02 Rev A  
Bungalow Plans and Elevations – Drawing no. AA6514-2024

### **Reason**

To ensure that the development is carried out in accordance with the approved plans and documents and in accordance with policies contained within the Joint Core Strategy.

### **Principle**

#### **Condition 3**

No more than 12 of the 46 new units within the residential development shall be occupied by households which do not include individuals with a disability (being a physical ,mental or sensory impairment or condition , which has a substantial and long term adverse effect on an individual's ability to carry out normal day to day activities ).

### **Reason**

To define the planning permission

### **Archaeology**

#### **Condition 4**

No development or groundworks other than demolition to slab shall commence within the site until a written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. No development or demolition shall take place within the site other than in accordance with the agreed WSI, which shall include a statement of significance and research objectives, and;

- An archaeological impact assessment;
- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- A programme of community and public engagement and outreach; and
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

### **Reason**

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost, in accordance with paragraph 199 of the National Planning Policy Framework and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017.

## Highways

### Condition 5

The development shall not be occupied until details of the following schedule of improvements have been submitted to and approved in writing by the Local Planning Authority :-

- 1) Tactile paving at the junction of North Upton Lane with Barnwood Road;
- 2) A pedestrian dropped kerb crossing, including dropped kerbs and tactile paving at Chertson Court junction with Barnwood Road;
- 3) Removal of the bollards on the pavement along North Upton Lane.

The works shall then be carried out in accordance with the details so approved before occupation of the dwellings.

### Reason:

To ensure that the appropriate opportunities to promote sustainable transport modes can be taken up in accordance with paragraph 108 of the NPPF to give priority first to pedestrian and cycle movements and facilitate the access to high quality public transport facilities that encourage public transport use in accordance with paragraph 110 of the NPPF.

### Condition 6

The vehicular access to North Upton Lane hereby permitted shall not be brought in to use until the existing vehicular access to North Upton Lane has been permanently closed to vehicular traffic and the footway has been re-instated in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority.

### Reason

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

### Condition 7

Notwithstanding the submitted Travel Plan, no dwelling hereby permitted shall be occupied until a Travel Plan have been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the details and timetable therein.

### Reason

The development would generate a significant amount of movement and to ensure that the appropriate opportunities to promote sustainable transport are taken up in accordance with paragraphs 108 and 110 of the NPPF.

### Condition 8

No development shall take place, including any works of demolition, until a Demolition and Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

1. specify the type and number of vehicles;
2. provide for the parking of vehicles of site operatives and visitors;

3. provide for the loading and unloading of plant and materials;
4. provide for the storage of plant and materials used in constructing the development;
5. provide for wheel washing facilities;
6. specify the intended hours of construction operations;
7. specify measures to control the emission of dust and dirt during construction

**Reason**

To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance with the National Planning Policy Framework.

**Condition 9**

No dwelling hereby permitted shall be occupied until the 40 proposed cycle parking spaces have been provided in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The cycle parking spaces shall be retained for the lifetime of the development in accordance with the approved details.

**Reason**

In the interest of sustainable development and to accord with the NPPF.

**Condition 10**

The car parking/dropping off and turning areas shown on drawing no. AA6514-2001 Rev F shall be constructed and marked out ready for use before occupation of any of the dwellings hereby permitted and shall thereafter be retained as such for the lifetime of the development.

**Reason**

To ensure adequate parking provision on site and to accord with the NPPF.

**Condition 11**

Prior to first occupation of any of the approved residential units, a car parking management plan shall be submitted to and approved in writing by the Local Planning Authority which shall include measures to limit the number of car parking spaces on site to no more than 72 unallocated spaces. The plans shall include :-

An annual review for the monthly monitoring of the spaces within the site to show the number of vacant (if applicable) spaces;

A survey of car parking availability on the following lengths of roads in accordance with the Lambeth Transport Parking Survey Methodology:

Weir Bridge Close

Newstead Road from its junction with Woodland Close

North Upton Lane between Barnwood Road and Lilliesfield Avenue.

The development shall then be carried out and maintained thereafter in accordance with the approved plan.

**Reason**

To ensure that car parking would not overspill in to neighbouring roads to the detriment of the amenities of residential occupiers, and to accord with paragraphs 108 and 110 of the NPPF 2019.

## **Design**

### **Condition 12**

Notwithstanding the approved drawings, no work shall commence on the construction of the external facades/elevations of the buildings until details of the following have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details:-

- Scaled drawings at 1:10 for doors, windows and their recesses, brick and panel details
- Scaled drawings 1:5 or 1:10 for landscaping details – walls, ramps, boundary treatment to include works to North Upton Lane boundary, bin and bike storage
- Scaled drawings for roof details
- Scaled drawings and details for the installation of rainwater goods
- Details of ventilation flues and grills.
- Details of safety measures for roof if access is required.
- Details of lighting
- Details for meter boxes
- Details for security measures – external CCTV
- Details of seagull mitigation
- Details of any cable TV installation and the location of any associated equipment.

### **Reason**

To ensure the satisfactory appearance of the development in accordance with policy SD4 of the Joint Core Strategy.

### **Condition 13**

Details showing how overlooking is to be mitigated from the side elements of the first floor balconies on the eastern end of Block 1, western end of Block 3 and western end of Block 5 shall be submitted to and approved in writing by the Local Planning Authority before occupation of any of the residential units within the Block fitted with that specific balcony. The development shall be carried out and retained in accordance with these approved details.

### **Reason**

To prevent overlooking in accordance with policy SD14 of the JCS.

## **Landscaping**

### **Condition 14**

Before occupation of the proposed development details of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The soft landscaping shall include proposed trees that would grow to substantial size and shall be carried in accordance with the approved details before occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year defects period.

### **Reason**

In the interest of the visual amenity of the area and to accord with policy SD 4 of the Joint Core Strategy

**Condition 15**

No demolition, site clearance or building operations of any type shall commence nor equipment, machinery or materials be brought on site until tree protection measures have been installed in accordance with the tree retention and protection plan (ref JH/170053/TCP Rev A), and the tree protection measures outlined in the Bartlett Consulting Tree Report dated 17<sup>th</sup> July 2018. The tree measures shall remain in place until all construction and associated ground works have been completed.

**Reason:**

To protect the trees and character of the area, and to accord with policy SD4 of the Joint Core Strategy

**Drainage****Condition 16**

No dwelling hereby permitted shall be occupied until a SuDS maintenance plan for all SuDS/attenuation features and associated pipework has been submitted to and approved in writing by the Local Planning Authority. The maintenance plan shall fully detail the access that is required to meet surface water management components for maintenance purposes as well as showing safe and sustainable removal and disposal of waste from the drainage system, detailing the materials to be used and standard of work required including a method statement. The approved SuDS maintenance plan shall be implemented in full for the lifetime of the development.

**Reason**

To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding, and to accord with policy INF2 of the Joint Core Strategy.

**Condition 17**

Prior to the commencement of the development details of the proposed foul water drainage arrangements shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the first occupation of the development hereby permitted.

**Reason**

In order to ensure that satisfactory foul drainage arrangements are provided in accordance with policy INF2 of the Joint Core Strategy

**Levels****Condition 18**

Prior to the commencement of development, a detailed plan, showing the levels of the existing site, the proposed levels of the site, the proposed slab levels of the buildings approved and a datum point outside of the site, shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason**

In order to define the permission and ensure that the development is of a scale and height appropriate to the site in accordance with policy SD4 of the Joint Core Strategy.

## **Environmental Protection**

### **Condition 19**

No demolition or construction works shall be carried out outside the following hours:

Monday to Friday – 0800 to 1800 hours

Saturday – 0800 to 1300 hours

No such works shall be carried out on Sundays, Public or Bank Holidays.

### **Reason**

To safeguard the amenities of the area, having regard to Policy SD14 of the Joint Core Strategy

### **Condition 20**

No dwelling hereby permitted shall be occupied until five Electric Vehicle (EV) 'rapid charge' points have been provided on the site in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The EV rapid charge points shall be retained on site for the lifetime of the development.

### **Reason:**

To ensure a sustainable development and to accord with policy SD3 and INF1 of the Joint Core Strategy

### **Condition 21**

#### **Biodiversity enhancements**

Prior to the occupation of any of the dwellings hereby permitted the recommendations in Chapter 4 of the Cotswold Ecology Preliminary Ecological appraisal dated April 2019 shall be carried out in full.

### **Reason**

To enhance the biodiversity of the site in accordance with Policies CSP1 and SD9 of the adopted Joint Core Strategy

### **Condition 22**

#### **Cotswold Beechwoods SAC and the Severn Estuary SAC and Ramsar**

On each occupation of each dwelling hereby permitted, homeowner packs shall be distributed to the occupier making them aware of the numerous areas of public open space within Gloucester city and existing foot/cycle path networks and public transport links to reach these city parks. In addition, the homeowner packs shall include best practice guidelines to avoid damaging habitats and/or disturbing wildlife in the protected sites.

### **Reason:**

To ensure no adverse effects on the integrity of the Cotswolds Commons and Beechwoods SAC as a result of the development. Beechwoods SAC as a result of the development.

## **Waste Management**

### **Condition 23**

Prior to the occupation of any of the dwellings hereby permitted the refuse recycling and storage provision as shown on the approved plan shall be implemented and thereafter retained for the lifetime of the development.

### **Reason**

In the interest of amenity in accordance with policy SD14 of the JCS .

### **Informatives.**

1. The proposed development would involve works to be carried out on the public highway and the applicant/developer is required to enter in to a legally binding Highway Works agreement including an appropriate bond with the County Council before commencing these works.

**Person to Contact:** Ron Moss (396835)



Planning Application: | 19/00672/FUL

Address: | Manor Gardens Barnwood  
| Road Gloucester

Committee Date: |