

GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	6 th April 2021
Address/Location:	Land At Winnycroft Farm Corncroft Lane Gloucester GL4 6BX
Application No:	14/01470/OUT
Ward:	Matson & Robinswood
Expiry Date:	9 th April 2021
Applicant:	Trustees of Mrs C Grounds No 6 Settlement
Proposal:	Outline application for the construction of up to 217 dwellings (including up to 12 sheltered housing flats), open space (including public open space, allotments, incidental open space, amenity space associated with the conversion of the listed farm complex, a green buffer to the listed farm complex and enhanced orchards), two vehicular access points (from Corncroft Lane and Winnycroft Lane) , pedestrian and cycle connections and associated infrastructure. Amended proposals and description
Report by:	Joann Meneaud
Appendices:	Site Location Plan Parameters Plan Landscape Strategy Plan Landscape Removal and Retention Plan Orchard character plan Vignette Plan 1 relating to the orchard

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The site comprises farmland and the orchard adjacent to and surrounding Winnycroft Farm. The land lies to the south of Corncroft Lane and Winnycroft Lane. To the east the site adjoins residential properties on Painswick Road and Corncroft Lane and is adjacent to the M5 motorway.
- 1.2 The full length of the southern western boundary of the site lies adjacent to the development site known as Big Winney that now has detailed planning permission for 420 dwellings.
- 1.3 The site does not include the buildings comprising the Winnycroft Farm complex which comprises the former farmhouse and barns which are Grade II Listed Buildings. The site is elevated with its lowest part adjacent to the M5 and then rising up to the most elevated part at the top of Winnycroft Lane.
- 1.4 The application proposes residential development of up to 217 dwellings including open space, play areas and allotments. The main vehicular access to the site is proposed by a new roundabout situated at the current junction of Corncroft Lane and Haycroft Drive. A secondary vehicular access to the site is proposed through a new junction from Winnycroft Lane approximately mid way between its junction with Birchall Avenue and the new roundabout that will be the main access into the Big Winney site. Pedestrian links are proposed from this site to the Big Winney site, to Corncroft Lane and to Winnycroft Lane.
- 1.5 The proposal has been the subject of formal screening under the Environmental Impact

Regulations with the Council concluding that the proposal does comprise “Schedule 2” development but that it was not likely to result in significant environmental effects and therefore formal Environmental Impact Assessment was not required.

- 1.6 For ease of reference and to prevent confusion between the two parts of the Strategic Allocation this site is referred to as Mini Winney and the proposal for 420 dwellings on the adjacent larger site is referred to as Big Winney

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
01/00093/FUL	Formation of Agricultural Field vehicular access to Winnycroft Lane	GSC	01.05.2001
11/00335/COU	Change of use of farm buildings and part farmland to create a retail farm shop with a replacement dutch barn, the erection of a retail storage and demonstration buildings, in association with animal and rural attractions and for educational purposes, together with the part conversion of cider barn to manager's work/live unit and conversion of threshing barn to cafe. Formation of a new pedestrian and vehicular access.	G3Y	07.09.2011
11/00337/LBC	Conversion, internal and external alterations to group of Grade 2 listed and replacement of curtilage buildings.	G3L	07.09.2011
12/00137/NMA	Alterations to design and appearance of extensions to courtyard buildings and provision of toilet facilities within Cider Barn building (amendment to planning permission ref: 11/00335/COU).	NOS96	17.02.2012
12/00734/FUL	Installation of bathroom at second floor level and alterations to existing access to form an enlarged parking area.	REFREA	23.10.2012
12/00735/LBC	Installation of bathroom at second floor level and alterations to existing access to form an enlarged parking area.	REFREA	23.10.2012
12/01117/LBC	Installation of bathroom at second floor level.	G3L	14.01.2013
14/00065/FUL	Conversion of farmhouse into two dwellings and associated parking (amended description).	G3Y	12.03.2015
14/00081/LBC	Conversion of farmhouse into two dwellings and associated parking (amended description).	G3L	12.03.2015
14/00486/EIA	EIA screening opinion request	SCR	14.05.2014
14/00718/EIA	Request for EIA Screening opinion in connection with the erection of up to 500 residential dwellings, associated vehicular access and development infrastructure on land off Winnycroft Lane, Matson, Gloucester	SCR	09.07.2014

14/01083/EIA	EIA screening opinion request (revised request)	SCR	18.09.2014
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3.0 RELEVANT PLANNING GUIDANCE

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)

Relevant policies from the JCS include

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 The site is allocated within the JCS as a Strategic Allocation for residential development with the following policy requirements

The Strategic Allocation identified at Winneycroft (as shown on Policies map Plan A6) will be expected to deliver:

- i. At least 620 new homes
- ii. A comprehensive green infrastructure network will be provided on site, including the provision of on-site allotments, a new on-site community orchard, and the retention of protected trees to support and improve the ecology of the area and contribute to water quality enhancements.
- iii. Areas of informal and formal recreation space on-site including the provision of permanent changing facilities.
- iv. Adequate flood risk management across the site, including betterment works to the Sudbrook to provide downstream attenuation and the potential for a sustainable drainage system for the M5 drainage to reduce the impact on the Sudbrook.
- v. A layout and form that integrates, where appropriate, important hedgerows within the development.
- vi. A layout and form that respects the landscape character of the edge of city setting and the transition to suburban and rural character to the south and east of the site and the Cotswold AONB.

- vii. A layout and form that respects the setting of all heritage assets including Winneycroft Farm and the adjacent historic orchard area.
- viii. A layout and form that reduces the impact of electricity pylons and high voltage lines; with the siting of residential development being a particular consideration.
- ix. Primary vehicle accesses from Corncroft Lane and Winneycroft Lane.
- x. Measures necessary to mitigate the traffic impact of the site, including the use of travel plans to encourage the use of more sustainable transport modes
- xi. High quality public transport facilities and connections within and adjacent to the site. Safe, easy and convenient pedestrian and cycle links within the site and to key centres and the wider green infrastructure network, providing segregated links where practical.

3.5 **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 215 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.*' The majority of the policies in the 1983 Local Plan are out-of-date and superseded by later planning policy including the NPPF and the Joint Core Strategy. None of the saved policies are relevant to the consideration of this application.

3.6 **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 City Plan (City Plan) was approved for publication and submission at the Council meeting held on 26 September 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 to 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).

Relevant policies from the emerging Gloucester City Plan include:

- A1 – Effective and efficient use of land and buildings
- A2 – Affordable housing
- A6 – Accessible and adaptable homes
- C1 – Active design and accessibility
- D1 – Historic environment
- D2 – Non designated heritage assets
- D3 – Recording and advancing understanding of heritage assets
- E2 – Biodiversity and geodiversity
- E5 – Green infrastructure: Building with nature
- E6 – Flooding, sustainable drainage, and wastewater
- E8 – Development affecting Cotswold Beechwoods Special Area of Conservation
- F1 – Materials and finishes

- F2 – Landscape and planting
- F3 – Community safety
- 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. The following “day-to-day” development management policies, which are not of a strategic nature and broadly accord with the policies contained in the NPPF, should be given some weight:

- OS.2 – Public Open Space Standard for New Residential Development
- OS.3 – New housing and open space
- OS.7 – New areas of Public open space
- A.1 – New housing and allotments

3.7 All policies can be viewed at the relevant website address:- national policies:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Gloucester City policies:

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

4.0 **CONSULTATIONS**

- 4.1 **Highway Authority** No objection subject to appropriate highway mitigations as required by conditions and provisions within the S106 and separate Highway agreement.
- 4.2 **Conservation Officer** – Objects to the development of the orchard area, overall the impact is less than substantial. Require high quality design and materials to come through at the reserved matters stage.
- 4.3 **Landscape Adviser** – Raises concern in relation to the landscape impact and views in and out of the site, objects to the loss of the orchard, requires further details/amendments to be incorporated in to future landscape management plans.
- 4.4 **Ecology Adviser** – No objections subject to a number of conditions to ensure further biodiversity protection and enhancements, including a further badger survey and the submission of a Construction Ecology management Plan and a Landscape and Ecology Management Plan.
- 4.5 **Contaminated Land Adviser** - No comments
- 4.6 **Drainage Adviser** – No objection subject to conditions requiring full details of the drainage strategy, floor levels, flood compensation storage works and additional betterment to secure improvement of flows to the Sudbrook.
- 4.7 **City Centre Improvement Officer (Environmental Protection)** – No objection subject to conditions requiring the provision of a detailed noise mitigation scheme and pre occupation testing

- 4.8 **Housing Strategy and Enabling Officer**- Supports the provision of 25% affordable housing and the measures to secure public subsidy.
- 4.9 **Urban Design Adviser** - Raises concerns with elements of the scheme (earlier layout submission) compatibility with adjoining site, linkages, housing mix.
- 4.10 **Open Space and Playing Pitch Adviser** – Supports the open space and play provision and welcomes the off site sports contribution that would provide wider community benefit.
- 4.11 **Highways England** – No objections.

Stroud District Council – Refers to the Stroud District Local Plan, the JCS and the site specific policy allocation in terms of

- Assessing highway capacity of the local and strategic highway network and accessibility and encouraging patterns of travel away from the private car.
- The opportunity to create a more landscaped southern boundary to Gloucester and to protect the local character and settings of villages on the fringe of Gloucester.
- Given the closeness of the site to the AONB, care should be taken that the proposal complements the identified landscape character without harm.
- Flood risk issues and impact upon biodiversity need to be assessed
- Assessment of the application under the Habitats Regulations is required to assess the potential impacts upon the Special Area of Conservation .
- the density appears appropriate for this edge of city location

- 4.12 **Severn Trent Water** – No objection subject to a condition requiring the submission of drainage plans for the disposal of surface water and foul sewage.
- 4.13 **Natural England** – Recognises that the development of the site could result in adverse impacts upon the Cotswolds Beechwoods Special Area of Control but concurs that the mitigation proposed is acceptable, provision should be integrated with the adjoining site and that the mitigation must be secured by condition.
- 4.14 **Gloucester Group of the Ramblers** - In principle we have no objection to these revised plans subject to suitable surfaces being provided for the diverted public rights of way EUL 20 and 22. Suitable signage will also need to be provided bearing in mind that EUL 22 is part of the Glevum Way, a circular walk around the City.
- 4.15 **Civic Trust** – Object to development within the orchard which form part of the setting of Winneycroft Farm and the earlier proposal to create a vehicular access through the orchard.. New housing should not be placed next to the Winneycroft Farm. The 2 sites should be considered together. Note that the new houses will experience noise, air pollution and visual intrusion from the M5. Condition for archaeology and noise reductions measure are required.
- 4.16 **English Heritage** – No comments, the applications should be assessed by your local specialists.

5.0 **PUBLICITY AND REPRESENTATIONS**

- 5.1 Neighbouring properties were notified at different stages and press and site notices were published. A new round of neighbour consultation has been sent to local residents to give them the opportunity to put forward any further comments. Details of further representations received will be provided within the late material report.

5.2 15 letters of objection have been received raising the following issues

Principle

The land should remain as farm land

This is the last remaining green area on this side of Gloucester, the land should be left for future generations to enjoy

Brownfield land within the City should be developed prior to green

Would totally change the character of the area

We don't need extra housing at the moment – put the development off for 10 years

There is plenty of affordable housing in the local area, no more is needed.

The protection of this land has previously been raised by Michael Heseltine MP (formerly Minister of State for the Environment')

Highway

All the extra vehicles will result in significant traffic congestion

The Painswick Road junction needs to be re-designed as it is a dangerous road and needs traffic lights

Local roads will struggle to accommodate all the construction traffic

The road is used by many as a cut through to the Quedgeley and the M5

Traffic calming and/or speed bumps are needed to slow the traffic down on the surrounding roads

Putting further access onto Corncroft and Winneycroft Lane is dangerous

There have been accidents with cars overtaking parked cars.

The new access to the top end of the site exits at a point where vehicles can be travelling at speed.

Hope the new roundabout will be substantial and not just white lines.

Difficulties in getting on and off my drive at peak times now – this will make the situation much worse and more hazardous.

Insufficient parking will be provided to the houses resulting in cars parking on surrounding roads

Community

Will put a great strain on already stretched local facilities ie doctors and schools

New residents probably won't use local shops in Matson

The development is not for the good of the community

Developing the fields will impact upon the ramblers.

Other

Will cause loss of privacy, light and views/visibility from my property

It's a shame we will be losing our sheep

The sheep have grazing rights on the land

There is so much wildlife on the land and their habitats will be lost

Concerned at the loss of trees

1 letter of support has been received raising the following issues:

Will meet a recognised need to deliver homes

Changes to the scheme are welcomed

Will result in benefits to the local community and help it realise its regeneration aims

5.3 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
- Loss of agricultural land
- Design, layout and landscaping
- Housing Mix
- Affordable Housing
- Heritage
- Landscape
- Traffic and transport
- Residential amenity
- Drainage and flood risk
- Open Space, Recreation, Education and Community Facilities
- Economic considerations
- Viability of the scheme
- Planning obligations

6.5 *Principle*

The NPPF requires local planning authorities to demonstrate a 5 Year Housing Land Supply, with an appropriate buffer, against the relevant housing requirement. The JCS addresses housing supply and demand under Policies SP1 (The Need for New Development) and SP2 (Distribution of New Development) as well as within Part 7 (Monitoring and Review)

The NPPF sets out that there will be a presumption in favour of Sustainable Development. For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- I. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- II. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The NPPF (2019) clarifies that: 'out-of-date policies include, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer).'

At the time of writing, the Council is not able to demonstrate a 5 year housing land supply.

Footnote 6 of the NPPF (2019) clarifies that section d(i) of paragraph 11 of the NPPF (2019) is not applied where 'policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed. In this instance the site is located within close proximity and has the potential for adverse impacts upon the Cotswolds Beechwoods Special Area of Control and designated heritage assets. As such, the tilted balance is not engaged and the planning balance is carried out having regard to the statutory test in section 38(6) of the 2004 Act. This is carried out in the conclusion of this report and has regard to any other material considerations set out below.

6.6 Policy SD10 of the JCS states that housing development will be permitted at sites allocated for housing including the JCS Strategic Allocations. The site together with the Bigger Winney site is identified for a development of at least 620 dwellings. Site Specific policy A6 applies. The principle of development is considered to be acceptable and in accordance with JCS Policy SD10, subject to assessment against other planning considerations in the remaining sections of this report.

6.7 ***Loss of Agricultural Land***

The NPPF advises that planning policies and decisions should recognise the economic and other benefits of the best and most versatile agricultural land. JCS policy SD14 states that proposed development must take into account the quality and versatility of any agricultural land affected by the proposals, recognising that the best agricultural land is a finite resource.

6.8 The site is currently in agricultural use and is used for grazing. The best and most versatile agricultural land is that classified between 1 and 3a. The site is classified at Grade 3b which is moderate quality agricultural land. The orchard is not included within the classification. The land does not fall within the higher classification of better agricultural land and therefore its development and subsequent loss would be acceptable in terms of policy SD14.

6.9 ***Design and Layout***

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 SD3 requires all developments to demonstrate how they contribute to the principles of sustainability, Policy SD4 sets out requirements for high quality design, Policy SD6 requires development to protect or enhance landscape character 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. These design aspirations are also reflected in the emerging City Plan.

6.10 The application is submitted in outline with all matters other than means of access reserved for future consideration. However the applicant has submitted a number of illustrative plans indicating how the site may be developed. The applicant has suggested that a condition should be applied to require the development to be carried out in accordance with the illustrative plans that have been submitted including the parameters plan, landscape strategy plan and the orchard character plans which are included as appendices to the report.

6.11 The site is elevated with the land rising from south to north as it borders Corncroft and Winneycroft Lane. The site is fenced to the roadside with varying degrees of verge set back. The land is fairly well enclosed by planting along Corncroft Lane and there are limited views into the site. However beyond the farm complex, hedges and trees are more sporadic which allows far more views into and across the site

- 6.12 In looking at the built form of the local surroundings I consider that there are distinct areas with their own particular character and building designs. The housing along Corncroft Lane between the junction of Painswick Road and Haycroft Drive comprises detached red brick houses, set back from the road with curtilage parking and generally open frontages. Visually, this is at contrast to the older parts of Matson, with their distinctive painted and render finish, mixture of two storey houses and three storey flat blocks. Between these two areas are the small number predominantly single storey properties fronting onto Winneycroft Lane and rising up to Birchall Avenue, which are set well back from the road and with long front gardens. Further south along Winneycroft Lane, and beyond the Big Winney site, house locations are more sporadic and designs more individual with the properties sat in generous plots and this area has a very spacious and rural feel. Sneedhams Road forms a very defined physical and visual barrier between the built edge of the housing development and the countryside to the south. The few houses at the Corncroft Lane junction and along Painswick Road towards the motorway bridge are not uniform in design, are a mixture of two storey semis and detached houses, with gable and pitched roof designs with brick and render materials.
- 6.13 The permitted scheme for Big Winney comprises 420 dwellings with the principal access into the site being a roundabout to the west of its boundary with Mini Winney. The proposed dwellings are all houses of either two or two and a half storey and comprise a range of house sizes. Whilst at the outline stage 3 storey development was considered appropriate, the reserved matters did not include any 3 storey development. The house designs are standard and typical of modern residential developments and would be constructed of brick with tiled roofs. The scheme is designed with housing facing the entrance road at the new roundabout and along Winneycroft Lane the proposed housing comprises two and two and a half storey dwellings and is set back from the road with a footpath link, open space and planted areas.
- 6.14 Built form across the site would range from 1.5 storey to 3 storeys. The 3 storey elements are proposed for the north western part of the site opposite the flats at, Winneycroft Lane, to the central part of the site and then again to the sites boundary with the M5 motorway. Overall such storey heights are generally considered suitable and in keeping with the existing built form and the principle agreed for the adjoining development granted for the Big Winney site.
- 6.15 The plans indicate that in the north western parcel, built form would be set back from Winneycroft Lane with new planting to the roadside proposing a similar frontage to that granted for Big Winney. The development proposed for the orchard area would not have a road frontage although a pedestrian access would be provided and would remain screened from the road by landscaping.
- 6.16 The central part of the site follows the layout of the adjoining Big Winney development with this area proposed to accommodate the suds features and open space. This would result in a complete swathe of open space running from opposite the Haycroft Drive open space and then across the full extent of the 2 developments and a to the sports and play facilities proposed at the southern extreme of the Big Winney site. Further open space is proposed around the listed building complex and a buffer provided to the motorway boundary.
- 6.17 Overall, it is not considered that there are not any significant site constraints that would mean that a successful overall design for the number of units proposed could not be achieved on this site and these issues will be considered at the reserved matters stage.
- 6.18 **Landscape Impact**
Policy SD6 of the JCS sets out the requirements for considering the landscape impact of new development and stresses the importance of reference to the Landscape Character assessments which are a key factor in design of developments and assessing their impacts. The policy seeks to protect the landscape or highest quality and those most sensitive to new

development. Additionally, policy E1 of the emerging City Plan requires new proposals to respond sensitively to the landscape character of the area.

- 6.19 In terms of landscape impact, any development on this open undeveloped farmland will have an impact upon the character and appearance of the area in both short and longer terms views and also from the footpath network in the local area. The land to the other side of the motorway is designated Area of Outstanding Natural Beauty.
- 6.20 The Landscape Officer has some reservations with the proposals, however the land is allocated for residential development and therefore the principle has already been established and resulting landscape impact accepted. Many of his comments in relation to future maintenance and management of landscape features, planting and open space, should be addressed through the submission of the reserved matters, conditions and management plans.
- 6.21 The development of the site, the landscape sensitivity of the site and its potential impact upon the landscape character of the local area and the Cotswolds Area of Outstanding Natural Beauty has been considered through a number of assessments and documents during the site selection process including the JCS Landscape Characterisation Assessment and Sensitivity Analysis (2012) and The Gloucester Landscape Analysis of Potential Development Sites (Gloucester City Council, 2013). The allocation of the site for residential purposes accepts that the current open farmland character of the site will be lost and replaced with housing resulting in a significantly different form, character and appearance to the area.
- 6.22 This is recognised with the JCS site specific policy A6 which requires a layout and form that respects the landscape character of the edge of the city setting, and transition to the suburban and rural character to the south and east of the site and the Cotswold AONB, together with a comprehensive green infrastructure network, the retention of trees and important hedgerows.
- 6.23 This site lies between the permitted scheme at Big Winney and the existing residential developments along Winneycroft and Corncroft Lane. The layout and form of Big Winney reflected its part of the site being adjacent to open countryside and in the context of the setting of the Winneycroft Moat Scheduled Ancient Monument. This was designed to have the main sports facilities to the western edge to keep the built form away from this sensitive edge, to assist with providing a more open and less developed area immediately adjacent to the adjoining farmland containing the Winneycroft Moat. The scheme was permitted with development up to three stories with interconnecting open spaces and had an unusually high proportion of open space compared to the built form.
- 6.24 The parameters plan and landscape strategy set out the design principles for the site and follow similar themes to the permitted Big Winney scheme. Open space and a buffer is proposed along the south eastern edge to the M5, the open space and proposed drainage features around the watercourses link in with the Big Winney open space and a buffer is provided to the sensitive listed complex. A high proportion of existing hedgerows and trees are to be retained and further planting is proposed. However the proportion of open space to developable area is lower than permitted at Big Winney.
- 6.25 The central part of the site follows the layout of the adjoining Big Winney development with this area proposed to accommodate the suds features and open space. This would result in a complete swathe of open space running from opposite the Haycroft Drive open space and then across the full extent of the 2 developments and also providing good links across to two points along Winneycroft Lane and then down to the sports and play facilities proposed at the southern extreme of the Big Winney site.

6.26 The applicant has submitted a sketch layout for the development of the orchard which details detail a small scale development comprising 17 houses of a “special character to complement the listed farm complex utilising red brick, timber cladding and contemporary glazing formats” . The existing trees and hedgerow to the Corncroft Lane boundary will be retained and trees and hedgerows to the south and east would also be retained. The houses would be centred around a play area together with a new smaller orchard area and the area for the allotments.

6.27 The loss of the orchard in its current form is regrettable and is a matter that does raise some concern. It is historically associated with the setting and significance of the listed buildings and is an important landscape feature. However many of the orchard trees are diseased or young and the Tree Officer advises that there are no grounds to object to their removal.

6.28 Weighing all this up and taking into account the allocation of the site for housing, the permitted scheme for Big Winney, the site proposals for new landscaping, the retention of a high proportion of the existing trees and hedgerows together with the requirement for further landscape management plans and ecological improvements, to be submitted by condition, and acknowledging that the character of the area will change, as will short and long terms views into, out of and across the site , it is considered that overall the policy requirements have been met.

6.29 ***Housing Mix and Standard***

JCS policy SD11 seeks to ensure that new housing development provides a mix of house types, sizes and tenures in order to contribute to mixed and balanced communities and meeting the current and changing needs of families and to ensure compliance with the Strategic Housing Market Assessment (SHMA)

6.30 The application proposes *up to* 217 dwellings including 12 units of sheltered housing and 25% affordable housing. Based on 217 dwellings, this would comprise the following mix (including percentage and number of units):

The private housing would comprise a total of 162 units

19 (12%) 1bed flats

47 (29%) 2 bed houses

60 (37%) 3 bed houses

36 (22%) 4+ bed houses

The 25% affordable housing would provide a total of 55 units with 66% for affordable rent and 34% for shared ownership and would comprise the following mix:

Affordable rent

12 (32%) 1 bed flats

12 (35%) 2 bed houses

8 (22%) 3 bed houses

4 (11%) 4+ bed houses

Shared ownership

2 (11%) 1 bed flats

6 (33%) 2 bed houses

6 (33%) 3 bed houses

4 (22%) 4+ bed houses.

6.31 The applicant has provided some further detail in relation to the sheltered housing stating that this would be intended to be private housing for over 55's, with an onsite warden

providing support to residents but without communal facilities, however this would be subject to consideration at the reserved matters stage.

6.32 The mix complies with the SHMA proposing a wide range of dwelling sizes, types and tenure to meet the identified housing needs and a condition will be required to ensure that a mix broadly in agreement with the above, would be adhered to at the reserved matters stage.

6.33 ***Affordable Housing***

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 35% affordable housing will be sought on the Strategic Allocation sites and 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.

6.34 Para 4.12.7 of the supporting text also identifies that viability is a key factor in a sites ability to contribute towards affordable housing and an important consideration in setting the appropriate level of contributions from new development. Also recognising that viability across the whole JCS and between different development types, can differ significantly and that the circumstances of each case will affect the its ability to contribute to affordable housing.

6.35 The applicant has submitted a viability report that demonstrates that the site can not provide for the total financial contributions that would be required, together with a 35% affordable housing scheme..

6.36 Following the financial viability appraisals it has been concluded that the scheme is viable with 25% affordable housing comprising a total of 55 units with 66% for affordable rent and 34% for shared ownership. The proposal will provide 50% of the affordable dwellings as M4(2) standard and 4% of the affordable rent affordable dwellings as M4(3) standards.. In accordance with policy SD12 the applicant is also proposing in their heads of terms for the S106 agreement a detailed pathway to set out the process and mechanisms to secure additional public subsidy to increase the level of affordable above the 25% that would be required within the S106.

6.37 ***Traffic and transport***

The NPPF requires that development proposals provide for safe and suitable access for all and that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy INF1 of the JCS requires safe and accessible connections to the transport network

6.38 The proposals have been subject to detailed discussion with the Highway Authority resulting in changes to the original proposals. The main vehicular access to the site is proposed by a new roundabout situated at the current junction of Corncroft Lane and Haycroft Drive. A secondary vehicular access to the site is proposed through a new junction from Winneycroft Lane approximately mid-way between its junction with Birchall Avenue and the new roundabout that will be the main access into the Big Winney site. This secondary access will serve a small separate land parcel of about 40 dwellings and there will be no vehicle link between this land and the larger development site to the south. The intervening land will accommodate the open space and drainage basins and there will be pedestrian links across it and through to the Big Winney site.

- 6.39 No vehicular accesses are proposed to link this site with the Big Winney site and none were detailed at the consideration of either the outline or the reserved matters for the Big Winney site. However five pedestrian links are proposed between the two sites. Additional pedestrian links from the Mini Winney site are proposed to Winneycroft Lane, Corncroft Lane and to land to the east close to the M5
- 6.40 There are a couple of public footpaths that traverse site that would be affected by the development. The southern footpath (EUL 22) which forms part of the Glevum Way starts at Painswick Road then runs parallel to the M5 and then crosses the southern part of the site and then continues west across to the Big Winney site. The northern footpath (EUL 20) starts close to the junction of Winneycroft Lane and Birchall Avenue and then runs in a southerly direction to the corner of the field directly behind the farm complex. and on the boundary of this site. At this point it joins the existing footpath (EUL 22) from the west and the EUL 20 footpath continues south down towards the motorway foot bridge, also linking with the Glevum Way and footpath EUL 23 which continues in a south westerly direction across the Big Winney site.
- 6.41 The Highway Authority notes that the proposal is of reasonable scale and its location is close to local services and there are a range of transport choices available. Detailed design and layout will need to be subject to further consideration at the reserved matters stage
- 6.42 The development of this site together with the development of the Big Winney site does result in some impact upon the Painswick Road and Corncroft Lane junction and improvements to this are required. The S106 for Big Winney secured a financial contribution to this and this site is proposing a contribution of £41,632 towards the improvement scheme. The money would need to be paid prior to occupation and would be secured through the S106. Some further works are proposed including a crossing point and new bus shelter at Matson Avenue.
- 6.43 Whilst a travel plan has been submitted, this needs to be updated and reviewed and a financial contribution of £60,247 will be provided to Gloucestershire County Council for them to implement a Travel Plan for the proposed development. The contribution will be made prior to occupation and would be secured through the S106
- 6.44 The County Highway Authority conclude that appropriate mitigation is proposed to address the highway related impacts of the site. Further work to encourage sustainable travel will be undertaken through the future reserved matters layout which will ensure active travel is an attractive option and the street network addresses the road user hierarchy. There would not be an unacceptable impact on highway safety or a severe impact on congestion and therefore the proposal meets requirements of Policy INF1 in terms of the local highway network.
- 6.45 **Strategic Highway Network**
Highways England have previously been consulted upon the proposal. They have stated that the site is equidistant from junctions 11a and 12 and there are a significant number of routes which traffic can take to access education, leisure and employment destinations. Taking into account the information submitted and previous comments upon the adjoining site, they are satisfied that the proposals will not have a severe impact upon the strategic road network
- 6.46 On other recent major residential developments in the City, Highways England have raised observations in relation to the impact upon Junction 12 in that the additional traffic would add to existing mainline queues predicted on both the northbound and south off-slips in 2021 resulting in significant congestion and unacceptable highway safety impacts. They have requested that suitable conditions are attached to any planning permission that may be granted to ensure that the development cannot be brought into use until such time as the

highway improvement schemes are in place and open to traffic. It is understood that the improvement works have now been undertaken however an updated consultation request has been sent to Highways England for their confirmation.

Heritage

6.47 *Listed buildings*

The National Planning Policy Framework sets out the importance of protecting and enhancing the historic environment, and conserving heritage assets in a manner appropriate to their significance. In particular, paragraph 192 states that in determining planning applications, local authorities should take account of 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'.

6.48 Sections 16 and 72 Listed Buildings and Conservation Area Act require special consideration to be given to the protection of heritage assets and their settings. The NPPF states that "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including where appropriate securing it optimum viable use. The impact resulting in less than substantial harm must be given considerable weight in the assessment of the application and planning permission should not be granted unless there are public benefits of doing so. Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990 state where 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 possess".

6.49 JCS Policy SD9 sets out the important consideration for heritage assets in in assessing development proposals and requires that development proposals at Strategic Allocations must have regard to the findings and recommendations of the JCS Historic Environment Assessment (or any subsequent revision).

6.50 The applicant refers to the JCS historic environment assessment of the site which concludes that the development of the site would be likely to result in harm to the setting of the Winneycroft Farm buildings. The report recommends that proposals should seek to retain a buffer of green space around the buildings and new development should seek to preserve views looking through the farm towards the south.

6.51 Site specific JCS policy A6 requires the development of the site to provide a layout and form that respects the setting all heritage assets including Winneycroft Farm and the adjacent historic orchard.

6.52 Winneycroft farm house, cider house and barn are grade II Listed Buildings. The buildings are historically associated with the land comprising the development site and are immediately adjacent to it and therefore the proposals have to be carefully considered in relation to their potential impact upon the setting and significance of the Listed Buildings. The listed description identifies the buildings as an excellent group dating from the mid-late 18th century. An orchard comprising fruit trees lies to the eastern side of the complex.

6.53 Development around the listed complex has been subject to detailed discussion given the sensitivity of the buildings and the design and layout has changed over the course of the application. The current proposals detail open space immediately around the listed complex together with the retention of part of the historic orchard closest to the buildings. However much of the orchard would be lost and developed for housing

The parameters plan does show development between 1.5 and 2.5 storey development in the former orchard area. Three and two and half storey is proposed in the nearest parcels

outside of the green buffer surrounding the listed complex and particular care would be required to ensure that the height, massing and scale of development in these locations does not unduly harm the setting of the heritage assets. High quality design and materials would also be expected. This would be considered at the reserved matters stage.

- 6.54 The Conservation Officer notes the amendments to the proposals since the original submission, including the reduction in overall housing numbers and the relocation of the primary access away from the listed complex. However she is concerned about development in the orchard stating that the designated historic cider house and its relationship with the orchard contributes to the farms significance and function and this will be harmed if there is development in the orchard. She considers that the orchard should be preserved and this could be a community asset and/or open space for the residents of the scheme, especially due to its contribution to the setting and semi-rural character of the designated assets and would be an enhancement to the scheme and wider area.
- 6.55 The Conservation Officer also recommends conditions and further assessment at the reserved matters stage to require high quality materials, further details of the form of the drainage ponds, retention of field hedgerows and mature trees and new planting.
- 6.56 The Conservation Officer overall conclusions is that the scheme would result in harm to the significance and setting and to the listed complex but that the level of harm is less than substantial.
- 6.57 The development of part of the orchard is a sensitive issue. As referred to in the landscape section of the report the applicant has submitted a sketch layout for the development of the orchard which details a small scale development comprising 17 houses of a “special character to complement the listed farm complex”. The orchard trees are protected by a Preservation Order and the best quality apple and pear trees will be retained, however some will need to be removed and the Tree Officer advises that these are in very poor condition or very young and there are no reasons to object to their removal.
- 6.58 The Strategic allocation requires the wider site to provide at least 620 homes and with 420 permitted at Big Winney, this site requires at least 200 to meet the policy requirements. Site specific policy A6 also sets out detailed requirements which influence the overall design and layout. The illustrative vignette plan for the orchard is attached and proposes a bespoke and sensitive design approach with the new dwellings sat within the remaining orchard framed by the existing landscaping and new orchard planting, with the play area as the key feature. This demonstrates that a development within this area can be designed in a manner that incorporates the existing natural features of the site and provides a building form that is sensitive to its surroundings.
- 6.59 Overall the Conservation Officer concludes that the proposed scheme would result in less than substantial harm and the harm should be weighted against any public benefits.
- 6.60 **Archaeology**
This site has been subject to very extensive archaeological evaluation. That evaluation (and earlier investigations) has indicated that the proposed development site has been heavily disturbed – probably by quarrying in the 17th, 18th and 19th centuries. However isolated archaeological remains of Roman date do survive and the City Archaeologist advises that the proposed development has the potential to damage or destroy significant heritage assets of archaeological interest in localised parts of the site. He therefore recommends a condition be attached requiring a programme of archaeological work to be informed by a written scheme of investigation. Accordingly there would be an acceptable impact on archaeology, subject to compliance with conditions.

6.61 **Conclusions on Heritage Matters**

In conclusion on heritage matters, the acknowledged harm to the setting of the listed buildings, which is considered to be less than substantial, must be given considerable weight in the assessment of the application and must be weighed against the public benefits of the scheme. In this respect, it is considered that the development of this site for housing does result in a number of public benefits including the development of the site within a sustainable location that forms part of a strategic housing allocation within the adopted development plan and the associated positive contribution to the Councils housing supply (including 25% affordable housing) improvements to adjacent watercourses to help reduce the risk of flooding further downstream and the associated economic benefits which, taken together, are capable of outweighing the less than substantial harm to heritage assets in this instance.

6.62 **Residential amenity**

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.

6.63 There are no new buildings proposed fronting onto the section of Corncroft Lane between the its junction with Painswick Road and its junction with Haycroft Drive. However the development within the orchard area will be in close proximity to existing residential properties located at and around the junction of Painswick Road and Corncroft Lane and then along the rear and side of those properties fronting Painswick Road, up to the motorway bridge.

6.64 The area immediately surrounding the dwellings associated with the Winneycroft Farm complex would be used as open space with significant distance to built form. Residents would therefore be subject to a very different outlook but they should not experience significant impacts from the new dwellings

6.65 Development is proposed along the northern part of Winneycroft Lane from opposite the dwellings to the western side of the Haycroft Drive open space running up the road ending opposite the open space outside the flats at numbers 1-12 Winneycroft Lane and at the boundary with the Big Winney site. Dwellings along this part of the road comprise single storey dwellings, two storey dwellings and three storey flats and they are fairly well set back from the road. However at this point the built form is intended to be set back from the road and the reserved matters would need to give careful consideration to the elevated nature of the site at this point to ensure appropriate relationships with existing residents.

6.66 It is fully accepted that the development of the site will have some impact upon the existing residents and particularly their outlook. However, with the distances involved and for most residents the development being to the other side of Winneycroft and/or Corncroft Lane, with careful design at the reserved matters stage, the built form should not unduly impact upon residential amenity. Local residents will also be aware of the additional traffic associated with a development of this size and nature and properties located closest to the new access points at the roundabout and road junction will also experience some affects from vehicles entering and leaving the development. Overall it is considered that the principles of the proposed design and form of development should result in acceptable relationships with existing residents, at the reserved matters stage.

6.67 A condition would be applied to restrict deliveries and working hours during the development of the site and a construction management plan would be required by condition to ensure that construction activity does not unduly impact upon residential amenity

6.68 It is also important to consider the residential amenity of the future occupants of the resulting

development.

NPPF provides that planning should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Paragraph 180 provides that new development should be appropriate for its location taking into account likely effects of pollution on, inter alia, health and living conditions, and in particular to avoid noise giving rise to significant adverse impacts on health and the quality of life.

- 6.69 Policy SD14 of the JCS requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants. Additionally the policy requires that new developments are of an acceptable environmental quality, including levels of noise. Similarly policy SD4 of the JCS requires the design of new development to avoid or mitigate against potential disturbances including noise.
- 6.70 A noise assessment has been submitted to determine current noise levels and measures for mitigation. The site is subject to high levels of noise from traffic along the M5 motorway and both Corncroft and Winneycroft Lane.
- 6.71 The noise mitigation scheme proposes to utilise the new buildings closest to the M5 to provide attenuation and act as barrier to the noise from the M5. These would be up to three storey in height and designed with minimal gaps. Some additional screening is required to some dwellings close to the motorway and along Corncroft Road. 1.8 and 2, high fencing is proposed to garden boundaries to further reduce noise levels within garden areas. The majority of gardens would be subject to levels below 55db and a few would be between 55 and 60. The building construction materials, mechanical ventilations traditional masonry construction and various levels of high performance glazing would all assist in achieving internal noise levels to an acceptable standard.
- 6.72 The submitted information demonstrates that a suitable noise mitigation scheme is achievable following the above design principles and methods, and that the new dwellings would provide an appropriate environment and living conditions for future residents. The exact detail of the scheme would need to be the subject of a future condition submission together with subsequent post construction testing, prior to occupation. It is therefore considered that the noise strategy meets the requirements under JCS policy SD 4 and SD 14
- 6.73 ***Drainage and flood risk***
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. Policy E6 of the emerging Gloucester City Plan refers to flooding, sustainable drainage, and wastewater and states that development shall be safe from flooding and shall not lead to an increase in flood risk elsewhere
- 6.74 According to the EA flood maps for planning, the whole site lies in flood zone 1. The sequential test is therefore not required. However, the EA carried out some additional hydraulic modelling for the watercourse that runs through the site (a tributary of the Sud Brook) and determined that some parts of the site adjacent to the brook are in fact at risk of flooding.
- 6.75 The layout of the site has been designed to ensure that none of the new dwellings are at risk of flooding and also that the new development provides flood risk betterment for the downstream catchment.

- 6.76 The watercourse runs across the site from the Big Winney site to the west and then across to the Sud Brook on the open space at Haycroft Drive to the east. A channel runs from the watercourse, in a southerly direction towards the farm complex.
- 6.77 The drainage scheme proposes that all areas of the development will be drained via a combination of attenuation SuDS facilities, comprising tanked permeable pavements, under-drained swales and two attenuation basins. The basins are to be located to the south of the watercourse within the area of open space located to the north of the new roundabout onto Winneycroft Lane and to the east of the Suds basins that are proposed on the Big Winney site. A trench is proposed along most of the south east boundary to deal with any exceedance run off from the M5
- 6.78 The SuDS facilities will be designed to limit the discharge of surface water to 11.8 l/s during storms up to the 1 in 100-year event, including a 40% allowance for climate change and the post development runoff rate will be restricted to below that of the existing situation, which will provide betterment and reduce the risk of flooding further downstream of the development. Outflow from the surface water drainage system will be controlled using HydroBrakes, or similar flow control devices. The proposed SuDS features and flow controls will be maintained by a private management company.
- 6.79 A small area of built form is proposed within the part of the site that is adjacent to the watercourse and that is at the higher flood risk and comprises approx. 123 spm. A corresponding area of land adjacent to the watercourse will be lowered to provide compensatory storage for this.
- 6.80 The site's JCS policy allocation A6 requires that the development of the site provides adequate flood risk management including betterment works to the Sudbrook to provide downstream attenuation and the potential for a sustainable drainage system for the M5.
- 6.81 The drainage scheme does reduce existing run off rates for the site and therefore would restrict the level of flows into the Sudbrook providing a betterment on the existing situation and this is also the case for the proposed drainage system on the Big Winney site.
- 6.82 Discussions have taken place with the Environment Agency, who are leading upon the project to reduce flood risk in the catchment of the Sud Brook and River Twyver, to consider any further improvements that could be made to further reduce flows through the provision of additional flood storage enhancement opportunities within the site. The applicants updated information does show an area either side of the watercourse as having the potential for a flood storage improvement area and states that further opportunities will be investigated at the reserved matters stage and this requirement will form part of the drainage conditions
- 6.83 The Drainage Officer is satisfied that the principles of the drainage strategy are appropriate for the site and that detailed provision would be secured by conditions.
- 6.84 *Trees*
There are trees on site covered by a Tree Preservation Order. There are 3 oaks along the watercourse to the northern part of the site, four trees to the eastern side of the farm complex comprising 3 oaks and an ash and 2 to the southern boundary adjacent to the motorway. A further 6 trees located in the orchard and comprising one oak and five pears are also protected. One of the veteran oaks is described by the Councils Tree Officer as "the best oak in Gloucester". The Oaks trees are a very characteristic feature of this site and the adjoining Big Winney and make a substantial contribution to the local surroundings. The Tree Officer is generally satisfied with the proposals for the trees, with most being retained within areas of open space.

- 6.85 As stated earlier in the report the Councils Tree officer notes that removal of the poor quality trees within the orchard and comments that the proposed new orchard planting would mitigate for this loss. He would expect to see traditional Gloucestershire/West Country apple and pear species planted as replacements. Conditions would be required to protect the trees during construction and to ensure future maintenance.
- 6.86 **Ecology**
The NPPF requires development to minimise impacts on and provide net gains for biodiversity. Policy SD9 of the JCS similarly requires the protection and enhancement of biodiversity in the area and site specific policy A6 repeats these requirements to support and improve the ecology of the area. The emerging City Plan requires the conservation of biodiversity and providing net gains, and also a policy specifically restricting development that would be likely to lead directly or indirectly to an adverse effect on the integrity of the Cotswold Beechwoods Special Area of Conservation and the effects cannot be mitigated.
- 6.87 The site has been the subject of desk and field based ecological surveys and amended information has been submitted to address the ecology previously comments
- 6.88 Habitats
There are a number of important habitats on the site including the watercourse, the orchard, mature native hedgerows and mature/veteran trees. Some of the trees on site are under current Tree Preservation Orders (TPOs) and some of the habitats such as boundary hedgerows and traditional orchards are considered habitats of principal importance and are listed under Section 41 (S 41) of the Natural Environment and Rural Communities (NERC) Act 2006.
- 6.89 Bats
Bats have been identified to be using hedgerows on site for foraging/commuting. Several trees on site were identified in the ecology reports to have potential to support roosting bats. Bats and their resting places are protected under the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species Regulations 2017. The illustrative plans indicate that a number of trees are proposed for removal, further surveys were completed, and those assessed as having high potential will be retained, Mitigation/enhancement measures are to be outlined in detail in the CEMP and the final LEMP (see below).
Information from previous surveys detailed that the mature hedgerows with trees surrounding the southern field were found to support the greatest bat interest, in addition to hedgerow 18
- 6.90 Badgers
Badger setts were identified on site. Badgers and their setts are protected under The Protection of Badgers Act 1992. It is recommended that mitigation measures are outlined in detail in the CEMP and final LEMP. Further investigation of the setts present on site which found that there was no evidence of badgers recorded, and areas known to be previously used by badgers are either unused or infrequently used. Given past activity further surveys prior to works commencement are recommended within the report.
- 6.91 Reptiles
A small population of reptiles were identified on site. Reptiles are protected under the Wildlife and Countryside Act 1981 (as amended). It is recommended that mitigation/enhancement measures are outlined in detail in the CEMP and the final LEMP (see below).
- 6.92 Nesting Birds
Nesting birds are likely to use the hedgerows, scrub and trees on site for nesting. All birds are protected under the Wildlife and Countryside Act 1981 (as amended). It is therefore generally

unlawful to intentionally kill or injure a bird, damage or destroy an occupied nest or take or destroy eggs other than in exceptional prescribed circumstances. It is recommended that mitigation/enhancement measures are outlined in detail in the CEMP and the final LEMP

- 6.93 The Councils Ecological Adviser notes that proposals detail numerous green spaces and buffers to ecologically sensitive areas and these are welcomed and together with the new ponds would provide additional ecological habitat. She recommends conditions to secure a landscape and ecological management plan, a construction ecological management plan, the provision of enhancement measures for the habitats and identified species, retention of the hedgerows as dark, wildlife corridors, sensitive lighting for other areas and updated badger surveys immediately prior to commencement of work on site.
- 6.94 With the above safeguards in place and with conditions requiring mitigation and further enhancements, the scheme would result in ecological gain and meets the requirements of JCS policy SD9 and A6 and policies SA12 and E2 of the emerging City Plan.
- 6.95 **Habitats Regulation Assessment**
European designated sites, such as Special Areas of Conservations (SAC), are afforded strict protection under the Conservation of Habitats and Species Regulation 2017 (The Habitats Regulations). Local Planning authorities have a legal obligation to undertake a formal assessment of the implications of any new plans or projects that may be capable of affecting the designated interest features of European Sites before deciding whether to permit an application to ascertain any adverse effects on the integrity of the protected site. The process by which this is assessed is known as a Habitats Regulations Assessment (HRA). This is also a requirement of JCS policy SD9 and the emerging City Plan policy E8
- 6.96 The Cotswold Beechwoods SAC (3.9km from development) and the Severn Estuary SPA and Ramsar site are sites identified with the potential to be affected by visitor pressure arising from the development of new residential sites within their vicinity.
- 6.97 The applicant is intending to provide each new householder an information pack that provides details of local recreational sites and facilities, cycle and walking routes and information to improve understanding of local nature site and conservation principles and relevant volunteer opportunities.
- 6.98 Therefore in conclusion, on the basis of providing a homeowner information pack to each new household, to mitigate for the potential rise in recreational pressures, it is considered that the proposed development would be unlikely to give rise to any significant effects to the Cotswold Beechwoods SAC or Severn Estuary SPA when considered separately or in combination with other allocated plans or projects. Natural England have confirmed that they agree with this provision of home owner packs as suitable mitigation. This would be required by condition and is considered to comply with the requirements of JCS policy SD9 and the emerging City Plan policy E8.
- 6.99 **Contaminated land**
The NPPF seeks to ensure that sites are suitable for the proposed use in respect of risks from contamination. Policy SD14 of the JCS requires that developments do not result in exposure to unacceptable risk from existing or potential sources of pollution, and incorporate investigation and remediation of any contamination.
- 6.100 The application included details of an initial site investigation for the land. This has been assessed by the Council's Contamination Advisers who comment that given the undeveloped nature of the site no further assessment is necessary and therefore the requirements of policy SD14 in relation to contaminated land, have been met.

6.101 **Waste minimisation**

The County Council Waste Core Strategy requires a waste minimisation statement. Policy SD3 of the JCS requires major developments to be accompanied by a waste minimisation statement and expects development to incorporate the principles of waste minimisation.

6.102 The submitted waste minimisation statement is broadly acceptable for an outline planning application and no objection is raised subject to the inclusion of a condition requiring a detailed waste management plan at the reserved matters stage.

6.103 ***Open Space and Recreation***

The NPPF provides that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Policies INF3, INF4 and INF6 of the JCS require new residential developments to provide for any additional infrastructure and community facilities required to serve the proposed development. Policies OS.2, OS.3, and OS.7 of the 2002 Plan set out the council's requirements for open space.

6.104 Regulation 122 of the CIL Regulations sets out that infrastructure contributions can only be made under Section 106 agreements where they are

- necessary to make the development acceptable,
- directly related to the development and
- fairly and reasonably related in scale and kind to the development.

6.105 On-site requirements (whether they are delivered on or off site), and specific infrastructure requirements that can be robustly justified as necessary to make the development acceptable in planning terms (and otherwise the application would be refused without that infrastructure) will be delivered via s106 obligations.

6.106 In relation to open space, the site specific policy JCS A6 requires the entire Winneycroft site to provide a green infrastructure network, with allotments, community orchards, informal and formal recreation spaces, the provision of permanent changing facilities

6.107 This scheme proposes 20% public open space with a further 17% defined as open space. Part of the orchard area would be retained as open space and would also accommodate the area for the allotments, the new orchards and the local equipped area of play. A green buffer would lie between the new housing to the south eastern boundary and the M5. Open space incorporating the SUDS features and linking in with Big Winney to the west, sits between the most northerly land parcel and the main part of the development site. Further open space is proposed around the listed complex.

6.108 Open Space Strategy 2020-2024

The report identifies the existing open space and sports facilities in the ward and some of the key points being that

- Parts of the ward have poor coverage of LEAPS and NEAPS
- Good accessibility to Robinswood Hill Country Park
- Matson Park scored above median for the quality of its play value.

In looking at the quality of provision across the ward, the spaces have been defined as 24% as low quality, 71% as medium quality and 5% as high quality.

Matson Park, Rectory Road Gardens, Northfield Road, Bibury Road, White City allotments and The Venture are identified as sites of high community values that should be prioritised for improvement. Additionally, Baneberry Road is identified within the top 5 City Council managed sites, that would benefit from the most improvement.

6.109 The Strategy identifies that the Winneycroft Strategic Allocation for residential development,

is required to provide play and sports facilities and allotments on site and that the provision should be in accordance with the Fields in Trust 'Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard, 2015

6.110 The Fields Trust guidance states that in terms of play provision
A development of 201 – 500 dwellings should provide:

- A LAP
- A LEAP
- A MUGA
- Contribution towards a NEAP

A development of 501 plus dwellings should provide

- A LAP
- A LEAP
- A MUGA
- A NEAP

6.111 The proposals for the Mini Winney site, include a lap and a leap, but do not include a MUGA or a contribution towards a NEAP However the a The Big Winney site proposes a lap, leap, neap and muga, 1 full size and 1 junior pitch together with a community building providing changing rooms.

6.112 Open Space Strategy 2014 – 2019

This states that Matson and Robinswood includes the Robinswood Country Park and meets the Council's adopted standard for open space quantity, but a number of sites fall well short of the expected standard in terms of quality of park infrastructure and facilities. There are some formal pitches however sports pitch provision is 0.68ha per 1000, which falls short of the proposed standard for playing pitch provision of 1.6ha per 1000. There are three play areas in the ward, which equate to 0.03ha per 1000, which falls seriously short of the proposed standard for formal play provision of 0.25ha per 1000.

Improvements in provision should therefore concentrate on expanded high quality park infrastructure (paths, seats, bins etc), play and sports facilities and ensuring optimum maintenance and usage of sports pitches on existing sites.

6.113 New Housing and Open Space Supplementary Planning Guidance June 2001

This states that In new housing developments, public open space should be provided and equipped on-site for sport, active recreation and children's play in line with the Council Standard of 2.8 hectares per 1000 people. Furthermore all new residential development will be expected to provide the appropriate level of equipped children's play, sport and recreational facilities that are necessary and reasonable for the development to meet the needs of its residents.

Developers will be expected to provide all the categories of public open space and associated facilities on, or adjacent to, the development site wherever possible. Where larger sites are proposed to be phased or sub-divided, we will use the whole site for the purpose of determining what the requirement for public open space will be.

In relation to on site provision for developments above 150 dwellings a full size winter playing pitch & changing rooms, a multi-use games area (MUGA) and a tennis court or equivalent would be required.

Full or part financial contributions will be sought when the new housing development does not provide the minimum standard of public open space and associated facilities on-site.

6.114 Upon these standards the development would generate the need for £805k in financial contributions to provide for off site sport provisions. The application raises viability issues and the scheme is unable to provide the full level of financial contributions.

- 6.115 Policy INF 6 states that priority for provision of infrastructure will be assessed on a site by site basis and having regard to the cumulative effect. In this particular case, the priority for infrastructure is to achieve affordable housing, particularly as the Big Winney site has no formal requirement to provide any affordable housing. Securing £805k would impact on the level of affordable housing that the site could provide
- 6.116 In the Gloucester Playing Pitch Strategy 2015 Matson Park is identified as having two poor quality senior pitches used by Matson RFC senior and junior sections, for both matches and training. It is overlaid by five match sessions and is identified as a medium priority for improvement. Additionally, the City Council administers the 5 year pitch improvement plan for pitches across the City
- 6.117 The overall level of open space provision secured at Big Winney was over and above what was required by the calculations at that time and a strong positive benefit arising from that scheme. If we consider the two sites together there is a shortfall of sports provision of 0.36has. Our calculation for sports requirement is based on predicted populations arising from the new development. However, if we use a proportionate percentage of the overall requirement this would generate a figure of £205,156. Looking at the calculation in this way does then take away some of the benefit from the Big Winney scheme however it is clear that the Mini Winney scheme can not provide £805k without impacting upon other infrastructure. Therefore it is considered that the applicants contribution represents an acceptable amount that would provide wider community benefits. The proposal therefore accords with the requirements under open space policy provision.
- 6.118 The provision of additional/improved facilities would need to be subject to detailed consultation with the local community however the following potential projects have been identified;

Matson Park – layout of a new football pitch and upgrade improvements to the rugby pitches.

Rectory Road Gardens - given its location close to the community provision at Phoenix House and GL Communities, the provision of high quality gym and fitness space would bring an additional element of sports facility to the area and of benefit to the wider community.

6.119 ***Economic considerations***

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.

6.120 **Employment and skills plans**

In accordance with the requirements of the emerging City Plan policy B,1 a condition will be applied to require the submission and approval of an employment and skills plan to bring opportunities for the training and employment of local people during the construction period and for the use of local suppliers and businesses for goods and services.

6.121 **Planning Obligations**

Planning legislation and the NPPF provide that planning obligations should only be sought where they meet all of the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development: and
- Fairly and reasonable related in scale and kind to the development.

6.122 This is reflected in Policy INF6 of the JCS which provides that where the need for additional infrastructure and services is expected, the local planning authority will seek to secure appropriate infrastructure which is necessary, directly related, and fairly and reasonably related to the scale and kind of the development proposal. Similarly, a Section 106 agreement is the mechanism for providing affordable housing in compliance with Policy SD12. The requirements for S106 contributions arising from the proposal are set out below.

6.123 **Affordable housing**

As the site is defined as a strategic allocation within the JCS, policy SD12 requires the provision of a minimum of 35% affordable housing. The emerging City Plan policy requires the provision of 25% affordable housing

25% affordable housing is proposed

6.124 **Highways**

£41,632 towards improvements to the Corncroft Lane/Painswick Road junction
£60,247 towards the implementation of a Travel Plan.

6.125 **Open space**

As set out above the proposal for open space is comprises

General open space

Allotment provision (minimum of 0.11ha)

A local area of play

A local equipped area of play.

New orchard

A financial contribution of £205,156 towards sports provision within the Matson and Robinswood ward.

6.126 **Libraries**

A contribution of £42,532 is required for local library provision

6.127 **Education**

A total contribution of £2,799,684 is required for education provision on the basis of 205 dwellings:

Pre school	£711,540
Primary	£1,144,652
Secondary school	£943,492

6.128 However this application is supported by a viability assessment and it is clear that the scheme cannot provide for 35% affordable and the full level of planning obligations.

6.129 **Viability**

Section 57 of the NPPF 57 states that

Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including

any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

Further guidance reflecting this is provided within the Planning Policy Guidance.

- 6.130 Both JCS policies SD12 and INF 7 state that if a development cannot deliver the full level of affordable housing a viability assessment needs to be considered. Policy INF7
- 6.131 The site was subject to a report assessing potential viability under the JCS process when the land was being considered as a Strategic allocation. The report identifies that the viability of the site is a concern and states that
- 3.1.2 Based on the testing assumptions set out in Chapter 2 of this report, the viability appraisal results indicate that the Winnycroft site would not be able to support neither a CIL rate or a contribution for affordable housing.*
- 3.1.3 Although this report does not confirm this site to be viable in reality, it may well be that the particular circumstances of acquisition / ownership mean that their benchmark value is different, the build costs are lower (as is normally the case for larger developments) and / or there would be more likelihood for this site to come back during the planning process to reduce the burden of other s106 obligations, which in this general assessment is assumed at £15,000 per unit. In particular, given that the site would be a development on the edge of Gloucester, it may achieve a premium to reflect a new place with new infrastructure that would increase its sales revenue above the average for the existing local area to achieve viability; however, within the scope of this update study, it is not possible to identify if such a premium would exist, and if so, how much is this premium. This site may therefore be developable over the Plan period subject to changes in market and/or planning conditions*
- 6.132 The adjoining Big Winney site was subject to detailed assessment of the viability of the site at appeal and ultimately outline permission was granted with no affordable housing but with S106 contributions for education of £2,694,821, £104,079 high way improvement costs, a community building, provision of open space, sports pitches, play areas and allotments.
- 6.133 The application has been subject to viability appraisal which has been reviewed by the Council's appointed viability consultant. The conclusion of this exercise is that the site is viable with 25% affordable housing and £1,146,911 S106 costs and in addition to this the applicant is proposing a further £205,156 financial contribution towards the provision of off site sports provision. Therefore, the total S106 contributions amount to £1,352,067
- 6.134 This represents a level of affordable housing below the 35% expected from Strategic allocations as set out in the JCS policy SD12. However this policy relates to all the allocations across the Plan area and not just Gloucester. In many cases land values and revenues across the other parts of the JCS area are likely to be much higher than this particular site.
- 6.135 Where the viability circumstances of a particular site impact on delivery of affordable housing, consideration needs to be given to of criterion 8 of Policy SD12
Criteria 8i requires
Varying the housing mix and design of the scheme in order to reduce costs whilst having regard to the requirements of other policies in the plan, particularly SD4, and the objective of creating a balanced housing market.

The applicant states that an amended design/mix results in difficulties in achieving a mix of dwellings to comply with the SHMA, the general design and scale parameters of the site and the need to provide a scheme that is sensitive to the listed building complex.

It is considered that this comprises an acceptable justification under criteria i.

Criteria 8ii requires

Securing public subsidy or other commuted sums to assist delivery of affordable housing.

The applicant has submitted heads of terms to inform the Section 106 agreement setting out a pathway to secure further public funding to increase the overall provision of affordable housing

It is therefore considered that the application does comply with the requirements of part 8 of JCS policy SD12.

6.136 JCS Policy INF6 in relation to infrastructure delivery states that priority for provision will be assessed both on a site by site basis and in relation to cumulative impact Providing affordable housing is the priority for the Council and this is given greater weight in our assessment than the other infrastructure requirements. The fact that the adjoining site for 420 dwellings is not required to provide any affordable housing, adds further weight to providing affordable housing on this site to achieve mixed and balanced communities and housing that meets the needs of Gloucester. However, this does mean that the full level of other Section 106 requirements cannot be met

6.137 Conclusions on Viability

The site is part of the wider Strategic allocation which together should deliver at least 620 houses and therefore comprises a sizeable contribution to the Councils housing supply. The Big Winney site has reserved matters approval, but works have not started on site due to contractual issues.

Previous documents and assessment identified viability issues with the wider site, suggesting that no affordable housing may have come forward. The adjoining site whilst securing a significant level of contributions, has no requirements to provide any affordable housing.

The level of affordable housing is secured at 25% with the potential for public subsidy to take it up to 35%. Additionally, there are financial contributions towards the necessary 106 obligations.

Overall it is considered that the proposed development makes an appropriate and proportionate provision for infrastructure and affordable housing in accordance with Policies INF3, INF4, INF6 and SD12 of the JCS

6.138 **Conclusion**

This application has been considered in the context of the policies and guidance referred to above. The proposal is generally consistent with those policies and guidance in terms of design, highway safety implications, impact upon the amenity of any neighbours. The application raises viability issues and these have been carefully considered and the provision now proposed achieves an appropriate level of affordable housing and contribution to local infrastructure. The proposal is considered acceptable and accordingly it is recommended that planning permission be granted.

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

7.1 That, subject to the completion of a Section 106 agreement to secure the following:

- 25% affordable housing scheme
- An agreed pathway to secure funding for an additional 10% affordable housing
- Agreed housing mix
- Open space provision including a leap and a lap
- Allotment provision
- Management of open space
- Off site sport provision contribution of £205,156
- Education contributions of £1,002,500
- Library contributions of £42,532

- £41,632 towards Highway improvements
- £60,247 towards Travel Plan provision

That outline planning permission is GRANTED subject to the conditions as set out below and with further conditions to be provided as an update.

Condition 1

- (a) approval of the details of the layout, siting, design, scale and external appearance of the buildings, and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the City Council.
- (b) application for approval of the reserved matters shall be made to the City Council before the expiration of 3 years from the date of this decision.

Reason

To comply with the requirements of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later.

Reason

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 3

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

- Site Plan (Drawing Reference 1673_1002 Rev G)
- Access Drawing (Drawing Reference 1059-SK01 Rev E)
- Access Drawing (Drawing Reference 1059-SK02 Rev C)
- Access Drawing (Drawing Reference 1059-SK05 Rev C)
- Access Drawing (Drawing Reference 1059-SK06 Rev C)

Reason

To define the terms of the outline permission

Condition 4

This outline planning permission is granted for the description of development as defined and the development shall be carried out broadly in accordance with the following plans:
t solely to the description of the development as set out in the Planning Application and development shall be undertaken in accordance with

- Parameters Plan (Drawing Reference 1673.1001 Rev AD)
- Land Use Budget (Drawing Reference 1673.1003 Rev AB)
- Scale Parameters (Drawing Reference 1673.1006 Rev R)
- Development Parcel 10 Character Vision (Drawing Reference 1673.1011 Rev K)
- Density Plan (Drawing Reference 1673.1012 Rev N)
- Landscape Strategy Plan (Drawing Reference CSA/1979/111 Rev L)

Reason

To define the terms of the outline permission

Condition 5

Prior to the commencement of the development a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved CEMP. The CEMP shall include, though not necessarily be restricted to the following details:

- (a) A Traffic Management Plan incorporating the routing of construction traffic and details of heavy vehicle movement patterns.
- (b) Measures to minimise and control noise, vibration, dust and fumes during site preparation works, demolition and construction, including vehicle reversing alarms.
- (c) Details of the parking for all vehicles of site operatives and visitors.
- (d) The unloading and loading arrangements for heavy plant, materials and machinery and any proposed construction compound.
- (e) Measures to avoid traffic congestion on the road network
- (f) Method of preventing mud and dust being carried onto the highway;
- (g) Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason

To safeguard the amenities of the area in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and the NPPF. This is required pre-commencement given the potential impacts of early-phase works.

Condition 6

During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 8.00 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

Reason

To protect the amenity of local residents in accordance with policy SD4 and SD14 of Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

Condition 7

No above ground construction of a building shall take place until a Waste Management Plan for the construction and operational phase have been submitted to and approved in writing by the Local Planning Authority. The respective phases of development shall take place in accordance with the approved strategy for their full duration.

Reason

To reduce waste in accordance with Policy SD3 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, Waste Minimisation in development projects SPD 2006 and the NPPF. This is required pre-commencement given the potential impacts of early-phase works.

Condition 8

No development, shall be commenced on the site or machinery or material brought onto the site for the purpose of development until full details regarding adequate measures to protect trees have been submitted to and approved in writing by the Local Planning Authority. This shall include:

- (a) Fencing. Protective fencing must be installed around trees to be retained on site. The protective fencing design must be to specifications provided in BS5837:2012 or subsequent revisions, unless agreed in writing with the local planning authority. A scale plan must be submitted and approved in writing by the local planning authority accurately indicating the position of protective

fencing. No development shall be commenced on site or machinery or material brought onto site until the approved protective fencing has been installed in the approved positions and this has been inspected on site and approved in writing by the Local Planning Authority. Such fencing shall be maintained during the course of development,

(b) Tree Protection Zone (TPZ) The area around trees and hedgerows enclosed on site by protective fencing shall be deemed the TPZ. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, siting of site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within the TPZ. The TPZ shall be maintained during the course of development.

Reason

To ensure adequate protection to existing trees which are to be retained, in the interests of the character and amenities of the area. in accordance with Policies SD4, SD 8 and INF3 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and the National Planning Policy Framework

Condition 9

No demolition, tree or shrub removal or clearance works shall take place between 1st March and 31st August inclusive unless a survey (by a suitably qualified ecologist) to assess the nesting bird activity on the site during this period has been carried out and a scheme to protect the nesting bird interest on the site based on the results of the survey has first been submitted to and approved in writing by the Local Planning Authority and then implemented as approved.

Reason

To ensure that the nature conservation interest of the site is protected in accordance with Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and the NPPF

Condition 10

No above ground construction of a dwelling shall be commenced until details of all building facing and roofing materials and surfacing materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure that the materials are appropriate to their context in accordance with Policies SD4 and SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and the National Planning Policy Framework

Condition 11

The first reserved matters application for any given phase (or part phase) shall include the submission of a Housing Mix Statement to the Local Planning Authority for its written approval setting out, in respect of that phase, how an appropriate mix of dwelling sizes, types and tenures will be provided in order to contribute to a mixed and balanced housing market to address the needs of the local area, including the needs of older people, as set out in the local housing evidence base, including the most up-to-date Strategic Housing Market Assessment for the area at the time of the submission of the relevant reserved matters. The development shall be implemented in accordance with the approved Housing Mix Statement for that phase (or part phase).

Reason

To ensure an appropriate mix of dwellings in line with the identified need of the area to contribute to a mixed and balanced community and balanced housing market in accordance with Policy SD11 of the Adopted Joint Core Strategy (December 2017).

Condition 12

Prior to the occupation of the first dwelling, a Resident's Pack should be submitted to and approved by the Local Planning Authority. The Resident's Pack shall provide the following information:

- Details of on-site walking routes, including circular routes through the site and linking to the Winneycroft Farm South development;
- Location of on-site play areas and community facilities;
- Details of proximal recreational opportunities and walking/cycle routes to nearby facilities such as shops, pharmacies, churches and community centres;
- Details of the surrounding Public Rights of Way Network;
- Locations of bus routes/stops, cycle routes and details of other sustainable transport opportunities such as local car-share schemes;
- Discussion of the ecological sensitivities of local nature sites, particularly the Cotswold Beechwoods SAC/SSSIs, but also Range Farm Fields SSSI and Robinswood Hill Country Park. The information will include details of their importance and what to do/not to do when visiting; and
- Details of local nature conservation organisations and volunteer opportunities for habitat management and conservation.

The approved Resident's Pack shall be provided to each householder, on the first occupation of each dwelling.

Reason

To ensure no adverse effects on the integrity of the Cotswolds Beechwoods SAC and the Severn Estuary SPA, SAC and Ramsar Site as a result of the development and in accordance with policy SD9 the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and the National Planning Policy Framework

Condition 13

The development hereby approved shall not commence until the highway improvements/offsite works/site access works comprising:-

- Mini Roundabout as shown on drawing 1059-SK01 Rev E
- Junction as shown on drawing 1059-SK02 Rev C
- Crossing as shown on drawing 1059-SK05 Rev C
- Pedestrian and Cycle crossing as shown on drawing 1059-SK06 Rev C

have been constructed and completed.

Reason

To ensure the safe and free flow of traffic onto the highway, improve pedestrian safety and to promote sustainable choices of transport in accordance with Policy SD4 and INF1 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and the NPPF

Condition 14

The development hereby approved shall not commence until drawings of the bus stop improvements and an uncontrolled crossing on Matson Avenue have been submitted to and approved in writing by the Local Planning Authority; and the no dwelling shall be occupied until those works have been constructed in accordance with the approved details.

Reason

To ensure the safe and free flow of traffic onto the highway, improve pedestrian safety and to promote sustainable choices of transport in accordance with Policy SD4 and INF1 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and the NPPF

Condition 15

No part of the development hereby approved shall not be occupied until the applicant has submitted a travel plan in writing to the Local Planning Authority that promotes sustainable forms of access to

the development site and this has been approved in writing by the Local Planning Authority. This plan will thereafter be implemented and updated in agreement with Gloucestershire County Councils Travel plan co-ordinator and thereafter implemented as updated.

Reason

To reduce vehicle movements and promote sustainable access in accordance with Policy SD4 and INF1 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and the NPPF

Condition 16

Prior to the first occupation of any dwelling hereby approved, appropriate cabling and an outside electrical socket must be supplied for that dwelling to enable an outside electrical socket must be supplied for that dwelling to enable ease of installation of an electric vehicle charging point (houses with dedicated parking). For those parts of the development with unallocated parking i.e. flats/apartments 1 EV charging point per 10 spaces (as a minimum) should be provided to be operational at first occupation of the relevant dwelling. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and must be provided with a locking waterproof cover if located externally to the building. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

Reason

To promote sustainable travel and healthy communities in accordance with Policies SD4 and INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017, and the National Planning Policy Framework

Condition 17

No development hereby permitted shall commence on site until a detailed design, maintenance and management strategy and timetable of implementation for the surface water drainage strategy following the principles set out the Flood Risk Assessment/Drainage Strategy (Cole Easdon Revision 7, February 2020) has been approved in writing by the Local Planning Authority. The details shall be submitted prior to, or at the same time as the first reserved matters application. The submitted strategy must demonstrate the technical feasibility and viability of the proposed drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the lifetime of the development. The scheme for the surface water drainage shall be implemented in accordance with the approved details and timetable and shall be fully operational before the development is first put in to use/occupied.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with Policy A6 and INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and the NPPF. The details need to be submitted prior to the commencement of any works to ensure that the ability to implement a satisfactory drainage system is not compromised.

Condition 18

The development hereby permitted shall not be brought in to use/occupied until a SuDS management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority, statutory undertaker or management company and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority. The approved SuDS maintenance plan shall be implemented in full in accordance with the approved details for the lifetime of the development.

Reason

To ensure development would not result in unacceptable risk of pollution or harm to the environment and to ensure the proposed development does not exacerbate flood risk and deals with surface water run-off from the site in a sustainable manner in accordance with Policy A6 and INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and the NPPF

Condition 19

No development hereby permitted shall commence on site until the detailed design proposals for the attenuation basins have been approved in writing by the Local Planning Authority. The details submitted shall include levels, profile, sections, inlet and outlet structures and safety benches. The details shall be submitted prior to, or at the same time as the first reserved matters application. The attenuation basins shall be implemented in accordance with the approved detailed design proposals and shall be fully operational before the development is first brought into use.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution. The details need to be submitted prior to the commencement of any works to ensure that the ability to implement a satisfactory drainage system is not compromised. The details need to be submitted prior to the commencement of any works to ensure that the ability to implement a satisfactory drainage system is not compromised.

Condition 20

No development hereby permitted shall commence on site until a detailed scheme for mitigation against loss in floodplain storage volume has been approved in writing by, the Local Planning Authority. The details shall be submitted prior to, or at the same time as the first reserved matters application. The scheme shall be implemented and shall be fully operational before the development is first put in to use/occupied.

Reason

To ensure that the development does not lead to a loss in floodplain storage in accordance with Policy A6 and INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and the NPPF The details need to be submitted prior to the commencement of any works to ensure that the ability to implement a satisfactory drainage system is not compromised.

Condition 21

No development hereby permitted shall commence on site until a detailed scheme for enhanced flood storage area upstream of the culvert within the development site has been approved in writing by the Local Planning Authority. The details shall be submitted prior to, or at the same time as the first reserved matters application.

The approved scheme shall be implemented and shall be fully operational before the development is first put in to use/occupied.

Reason

To contribute to flood risk betterment in accordance with Policy A6 and INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and the NPPF The details need to be submitted prior to the commencement of any works to ensure that the ability to implement a satisfactory flood mitigation is not compromised.

Condition 22

Finished floor levels shall be set no lower than 45.5 m AOD

Reason

To protect properties against flooding over the lifetime of the development in accordance with Policy A6 and INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and

the NPPF

Condition 23

No development hereby permitted shall commence on site until details of the foul drainage proposals have been approved in writing by the Local Planning Authority. The details shall be submitted prior to, or at the same time as the first reserved matters application. The approved scheme shall be implemented and shall be fully operational before the development is first put in to use/occupied.

Reason

To ensure that the development is provided with a satisfactory means of foul drainage in accordance with Policy A6 and INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and the NPPF The details need to be submitted prior to the commencement of any works to ensure that the ability to implement a satisfactory scheme is not compromised.

Condition 24

No development hereby permitted shall commence on site until details of the existing and proposed site levels, including details of earthworks and excavations required in connection with the development, have been approved in writing by the Local Planning Authority. The details shall be submitted prior to, or at the same time as the first reserved matters application. The development shall then be carried out in accordance with the approved details.

Reason

Given the sloping nature of the site, to ensure that the development is provided with a satisfactory means of drainage and in the interests of amenity in accordance with policies SD4, SD6, SD8, SD9, SD14, A6 and INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and the NPPF The details need to be submitted prior to the commencement of any works to fully understand the implication of the works upon the overall development of the site.

Condition 25

Each reserved matters application shall include details of a waste and recycling strategy for the site that accords with the approved waste strategy for the area. Provision must include appropriate and adequate space to allow for the separate storage of recyclable and waste materials associated with each dwelling. The approved facilities shall be installed/available before each dwelling is occupied

Reason

In the interests of residential amenity and good design and in accordance with policies SD4, SD14 and A6 and of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and the NPPF.

Condition 26

In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared and submitted to the Local Planning Authority for approval. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, submitted to the Local Planning Authority for approval. All necessary remediation must be undertaken in accordance with the agreed details and completed in full before the development is first put in to use/occupied.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to control waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with SD4, SD14 and A6 and of the Gloucester,

Condition 27

No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

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 (2018) and Policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Adopted 2017 and is required pre-commencement. The details need to be submitted prior to the commencement of any works to ensure that archaeology is not compromised or damaged.

Person to Contact: Joann Meneaud (01452 396787)

Planning Application: | 14/01470/OUT

Address: | Land At Winnycroft Farm,
| Corncroft Lane, Gloucester
| GL4 6BX

Committee Date: | 6th April 2021

