

Agenda Item 5 - Land North of Rudloe Drive

Highways

An additional consultation response has been received from the Highways Authority which provided suggested conditions for the proposed development. The request for a Travel Plan and Construction Management Plan condition have not been added as suggested as these were included in the original outline planning permission. There have also been some alterations to the wording of suggested conditions. Highways conditions relating to traffic calming measures and the completion of the proposed access parking and turning provision have been added to an amended list of conditions provided within this late material.

Ecology comments on proposed lighting strategy

Lighting Strategy Details have been submitted in support of this application. However, Ecology require further amendments/ details and this element of the proposal remain outstanding. The lighting details for this proposed development have therefore been omitted from the reserved matters application and instead a condition will be added to this permission requiring the submission of lighting details to be submitted and approved prior to the occupation of the proposed dwellings.

Materials condition

The wording of the proposed materials plan (condition 2) has been altered to only request the submission of materials details should the proposal require any alterations in materials to that already proposed within the application.

Amended list of conditions

Proposed conditions for this development are as follows:

Condition 1 (Approved Drawings)

The development shall be carried out in accordance with the approved drawings:

- Site location plan RDQUE MCB ZZ ZZ DR A 0201 P1 received 27.05.2022
- Site layout plan RDQUE MCB ZZ ZZ DR A 0230 P8 received on 19.10.2022
- Materials and Boundaries Plan RDQUE MCB ZZ ZZ DR A 0231 P6 received on 19.10.2022
- Surfaces finishes plan RDQUE MCB ZZ ZZ DR A 0232 P7 received on 19.10.2022
- Parking Strategy Plan RDQUE MCB ZZ ZZ DR A 0233 P5 received on 19.10.2022
- Affordable Tenure Plan RDQUE MCB ZZ ZZ DR A 0234 P5 received on 19.10.2022
- Adoptable Management Plan RDQUE MCB ZZ ZZ DR 02345 P5 received on 19.20.2022
- Refuse Strategy Plan RDQUE MCB ZZ ZZ DR 0236 P5 received on 19.10.2022
- Knightly RDQUE MCB ZZ ZZ DR A 0105 P2 received on 02.09.2022
- Knightly RDQUE MCB ZZ ZZ DR A 0106 P5 received on 20.10.2022
- Elmslie RDQUE MCB ZZ ZZ DR A 0107 P2 received on 02.09.2022
- Elmslie RDQUE MCB ZZ ZZ DR A 0108 P3 received on 10.10.2022
- Leverton RDQUE MCB ZZ ZZ DR A 0109 P4 received on 19.10.2022
- Pembroke RDQUE MCB ZZ ZZ DR A 0110 P3 received on 04.10.2022
- Becket RDQUE MCB ZZ ZZ DR A 0112 P2 received on 02.09.2022

- Becket RDQUE MCB ZZ ZZ DR A 0113 P3 received on 10.10.2022
- Becket RDQUE MCB ZZ ZZ DR A 0114 P3 received on 19.10.2022
- Alwin RDQUE MCB ZZ ZZ DR A 0116 P2 received on 02.09.2022
- Alwin RDQUE MCB ZZ ZZ DR A 0117 P4 received on 10.10.2022
- Alwin RDQUE MCB ZZ ZZ DR A 0118 P5 received on 19.10.2022
- Alwin RDQUE MCB ZZ ZZ DR A 0119 P2 received on 02.09.2022
- Aldridge RDQUE MCB ZZ ZZ DR A 0120 P4 received on 19.10.2022
- Harford RDQUE MCB ZZ ZZ DR A 0121 P2 received on 02.09.2022
- Knightley RDQUE MCB ZZ ZZ DR A 0122 P2 received on 04.10.2022
- Knightley RDQUE MCB ZZ ZZ DR A 0123 P1 received on 02.09.2022
- Leverton RDQUE MCB ZZ ZZ DR A 0124 P1 received on 02.09.2022
- Leverton RDQUE MCB ZZ ZZ DR A 0125 P1 received on 02.09.2022
- Becket RDQUE MCB ZZ ZZ DR A 0126 P1 received on 02.09.2022
- Becket RDQUE MCB ZZ ZZ DR A 0127 P1 received on 02.09.2022
- Aldridge RDQUE MCB ZZ ZZ DR A 0128 P2 received on 04.10.2022
- Ashbee RDQUE MCB ZZ ZZ DR A 0129 P1 received on 02.09.2022
- Ashbee RDQUE MCB ZZ ZZ DR A 0129 P1 received on 02.09.2022
- Ashbee RDQUE MCB ZZ ZZ DR A 0130 P2 received on 04.10.2022
- Foulston RDQUE MCB ZZ ZZ DR A 0131 P2 received on 04.10.2022
- Foulston RDQUE MCB ZZ ZZ DR A 0132 P2 received on 04.10.2022
- Becket RDQUE MCB ZZ ZZ DR A 0133 P2 received on 10.10.2022
- Becket RDQUE MCB ZZ ZZ DR A 0134 P2 received on 10.10.2022
- Window reveal and tax window details RDQUE MCB ZZ ZZ DR A 0150 P1 received on 02.09.2022
- Af1 Maisonette RDQUE MCB ZZ ZZ DR A 0140 P4 received on 20.10.2022
- Asher RDQUE MCB ZZ ZZ DR A 0141 P4 received on 20.10.2022
- Asher RDQUE MCB ZZ ZZ DR A 0142 P3 received on 04.10.2022
- Asher RDQUE MCB ZZ ZZ DR A 0143 P4 received on 20.10.2022
- Cooper RDQUE MCB ZZ ZZ DR A 0144 P5 received on 20.10.2022
- Cooper RDQUE MCB ZZ ZZ DR A 0145 P4 received on 19.10.2022
- Speirs RDQUE MCB ZZ ZZ DR A 0146 P2 received on 02.09.2022
- Speirs RDQUE MCB ZZ ZZ DR A 0147 P2 received on 02.09.2022
- Asher RDQUE MCB ZZ ZZ DR A 0148 P3 received on 19.10.2022
- Asher RDQUE MCB ZZ ZZ DR A 0149 P1 received on 02.09.2022
- Becket RDQUE MCB ZZ ZZ DR A 0151 P1 received on 19.10.2022
- Asher RDQUE MCB ZZ ZZ DR A 0152 P3 received on 21.10.2022
- Single and Double Garages RDQUE MCB ZZ ZZ DR A 0160 P1 received on 27.05.2022
- Single and Double Garages - Plots 31, 32, 56 RDQUE MCB ZZ ZZ DR A 0161 P2 received on 02.09.2022
- Carport RDQUE MCB ZZ ZZ DR A 0162 P1 received on 02.09.2022
- Visibility Assessment 22-0196-SK01 received on 20.10.2022
- Onsite Swept Path Analysis - Refuse Vehicle 22-0196-SP01 received on 20.10.2022
- Onsite Swept Path Analysis - Fire Tender 22-0196-SP02i received on 20.10.2022
- Onsite Swept Path Analysis - Panel Van 22-0196-SP03 received on 20.10.2022
- Onsite Swept Path Analysis - Estate Car 22-0196-SP04 received on 20.10.2022
- Landscape General Arrangement LA5530-001 F received on 19.10.2022
- Planting Plan 1 of 3 LA5530-002 F received on 19.10.2022
- Planting Plan 2 of 3 LA5530-003 F received on 19.10.2022
- Planting Plan 3 of 3 LA5530-004 F received on 19.10.2022
- Landscape Specification & Management Plan LA5530-LSMP-01B received on 10.10.2022
- Arboricultural Survey, Impact Assessment and Protection Plan (V1) V1 received on 02.09.2022
- External Levels (Sheet 1 of 3) RDQUE-PJA-XX-D2-Y-0100-00 – P3 19/10/2022 received on 19.10.2022
- External Levels (Sheet 2 of 3) RDQUE-PJA-XX-D2-Y-0101-00 – P3 received on 19.10.2022

- External Levels (Sheet 3 of 3) RDQUE-PJA-XX-D2-Y-0102-00 – P3 received on 19.10.2022
- Drainage Strategy (Sheet 1 of 3) RDQUE-PJA-XX-D2-Y-0103-00 – P3 received on 19.10.2022
- Drainage Strategy (Sheet 2 of 3) RDQUE-PJA-XX-D2-Y-0104-00 – P3 received on 19.10.2022
- Drainage Strategy (Sheet 3 of 3) RDQUE-PJA-XX-D2-Y-0105-00 – P3 received on 19.10.2022
- S38 Agreement Plan RDQUE-PJA-XX-D2-Y-0300-00 – P3 received on 19.10.2022
- S104 Agreement Plan RDQUE-PJA-XX-D2-Y-0401-00 – P4 received on 19.10.2022
- Flood Routing Plan RDQUE-PJA-XX-D2-Y-0402-00 – P4 received on 19.10.2022
- Headwall Details (Sheet 1 of 2) RDQUE-PJA-XX-D2-Y-0410-00 – P3 received on 19.10.2022
- Headwall Details (Sheet 2 of 2) RDQUE-PJA-XX-D2-Y-0411-00 – P3 received on 19.10.2022
- Detention Basin Cross Sections (Sheet 1 of 2) RDQUE-PJA-XX-D2-Y-0416-00 – P2 received on 19.10.2022
- Detention Basin Cross Sections (Sheet 2 of 2) RDQUE-PJA-XX-D2-Y-0417-00 – P2 received on 19.10.2022
- Technical Note Drainage Strategy 15/07/2022 received on 15.07.2022
- 2022.09.30 SW Network 1 Calcs 30.09.22 received on 04.10.2022
- 2022.09.01 SW Network 2 Calcs 01.09.22 received on 02.09.2022
- 2022.09.01 SW Network 3 Calcs 01.09.22 received on 02.09.2022
- 2022.09.30 SW Network 4 Calcs 30.09.22 received on 04.10.2022
- Energy and Sustainability Statement 29.09.22 received on 02.09.2022
- Noise Assessment September 2022 received on 02.09.2022

Reason

To ensure that the development is carried out in accordance with the approved plans and in accordance with the policies contained within the JCS.

Condition 2 (Materials details)

All buildings and boundary features shall be constructed using the materials specified on the approved Materials and Boundaries Plan. Alternative materials may only be used if they have been first submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that materials provide for a high quality development

Condition 3 (noise management)

Prior to the occupation of the dwellings hereby permitted, the noise management measures set out in the noise assessment dated September 2022 shall be implemented and thereafter maintained for the duration of the use.

These measures being:

- Habitable rooms with windows facing onto Rudloe Drive road to be fitted with higher specification glazing and acoustically treated vents and bedrooms with

windows facing onto Rudloe Drive to have assisted ventilation to meet the requirements of ADO

- Higher specification glazing, acoustic vents and assisted ventilation within the bedroom windows to be provided within the two adjacent properties next to the Rose Tree Farm Public House

Reason

To safeguard the amenities of future occupiers of the dwellings in accordance with Policy SD14 of the JCS.

Condition 4 (Archaeology)

No demolition or development shall start within the area of the proposed sports pitch and play area until a written scheme of investigation of archaeological remains, including a timetable for the investigation, has been submitted to and approved in writing by the local planning authority. The scheme shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

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.

Condition 5 (Archaeology)

All demolition and development shall take place in accordance with the Written Scheme of Investigation of archaeological remains. This condition shall not be discharged until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 5, provision has been made for the analysis, publication and dissemination of results and archive deposition has been secured.

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.

Condition 6 (Waste Management Plan)

No below or above ground development shall commence until a detailed site waste management plan or equivalent has been submitted to and approved in writing by

the Local Planning Authority. The detailed site waste management plan must identify:- the specific types and amount of waste materials forecast to be generated from the development during site preparation & demolition and construction phases; and the specific measures will be employed for dealing with this material so as to: - minimise its creation, maximise the amount of re-use and recycling on-site; maximise the amount of off-site recycling of any wastes that are unusable on-site; and reduce the overall amount of waste sent to landfill. In addition, the detailed site waste management plan must also set out the proposed proportions of recycled content that will be used in construction materials. The detailed site waste management plan shall be fully implemented as approved unless the local planning authority gives prior written permission for any variation

Reason

To ensure the effective implementation of waste minimisation and resource efficiency measures in accordance with adopted Gloucestershire Waste Core Strategy: Core Policy WCS2 –Waste Reduction and adopted Minerals Local Plan for Gloucestershire Policy SR01.

Condition 7 (Details of the facilitating and management of recycling and waste)

No above-ground development shall commence until full details of the provision made for facilitating the management and recycling of waste generated during occupation have been submitted to and approved in writing by the local planning authority. This must include details of the appropriate and adequate space and infrastructure to allow for the separate storage of recyclable waste materials. The management of waste during occupation must be aligned with the principles of the waste hierarchy and not prejudice the local collection authority's ability to meet its waste management targets. All details shall be fully implemented as approved unless the local planning authority gives prior written permission for any variation.

Reason

To ensure the effective implementation of waste minimisation and resource efficiency measures in accordance with adopted Gloucestershire Waste Core Strategy: Core Policy WCS2 –Waste Reduction

Condition 8 (Dugout details)

Notwithstanding the layout drawings already submitted, prior to the construction of the open space, full details of the design, materials and colour of the football pitch dugouts should be submitted to the Local Planning Authority for approval

Reason

In the interests of visual amenity

Condition 9 Trees (footpath and proposed public open space)

No excavation or construction works to the proposed footpaths within the main Public Open Space area shall commence until an Arboricultural Impact Assessment and Method Statement is submitted and approved, for working within the Root Protection Areas of the existing trees, which are protected by a tree preservation order. The RPA is defined in BS5837:2012. No excavation materials shall be deposited within the Public Open Space or under the canopies of any existing trees unless with the prior approval of the local authority tree officer.

Reason

To prevent damage to or loss of trees

Condition 10 Trees (footpath at north of the site)

No excavation or construction works to the proposed footpaths at the north of the site (north west of plots 138 and 139) shall commence until an Arboricultural Impact Assessment and Method Statement is submitted and approved, for working within the Root Protection Areas of the existing trees. The RPA is defined in BS5837:2012. No excavation materials shall be deposited under the canopies of any existing trees unless with the prior approval of the local authority tree officer.

Reason

To prevent damage to or loss of trees

Condition 11 (Trees T44)

No development shall take place within the Root Protection Area of Tree T44 until an Arboricultural Impact and Method Statement is submitted and approved, for working within the Root Protection Area of this protected tree. The RPA is identified in BS5837:2012. No excavation materials shall be deposited under the canopies of any existing trees unless with the prior approval of the local authority tree officer.

Reason

To prevent damage to or loss of tree T44

Condition 12 (Tree protection measures)

The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved details specified in (Arboricultural Survey, Impact Assessment and Protection Plan (V1) V1 received on 02.09.2022) before any development including demolition, site clearance, materials delivery or erection of

site buildings, starts on the site. The approved tree protection measures shall remain in place until the completion of development or unless otherwise agreed in writing with the Local Planning Authority. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within any area fenced, unless agreed in writing with the Local Planning Authority.

Reason

To ensure adequate protection measures for existing trees to be retained, in the interests of visual amenity and the character and appearance of the area

Condition 13 (Implementation of approved tree/ hedgerow planting scheme)

All planting comprised in the approved details of tree/hedgerow planting shall be carried out in the first planting season following the occupation of any building or the completion of the development, whichever is the sooner. Any trees or hedgerows, which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. If any trees or hedgerows fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year period.

Reason

To ensure adequate provision for trees/hedgerows, in the interests of visual amenity and the character and appearance of the area.

Condition 14 (Solar Panels)

The development shall not be occupied until all dwellings constructed to Part L 2021 Building Regulation Standards have been fitted with solar panels, full details of which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason

To provide sustainable development

Condition 15 (Bin storage areas)

Details of the design and appearance of proposed bin storage areas shall be submitted and approved in writing prior to the occupation of the proposed development.

Reason

To ensure the satisfactory appearance of the development

Condition 16 (Traffic Calming)

No occupation on the development hereby permitted shall take place until details of traffic calming measures (to include details of location and materials associated with

the traffic calming features) have been submitted to and approved in writing by the Local Planning Authority. The timing of the implementation of the agreed details shall be agreed by the Highways Authority.

Reason

In the interests of highway safety within the development

Condition 17 (access, parking and turning)

No dwelling hereby approved shall be occupied until the access, parking and turning facilities serving that dwelling have been provided as shown on the Site Layout Plan Plan (RDQUE MCB ZZ ZZ DR A 0230 P8)

Reason

In the interest of highway safety

Condition 18 (Lighting Strategy)

No dwelling hereby approved shall be occupied until an external lighting strategy to the development has been agreed by the Local Planning Authority and implemented.

The strategy shall include but not be limited to; clearly detailing the locations of proposed external lighting fixtures and the associated light spill that would be caused into adjacent habitats and locations of external lighting, any mitigation measures. Lighting shall only be operated in accordance with any required mitigation measures that are approved.

Reason

To mitigate any impact on ecology particularly habitats adjacent to the site.

Note 1 (Highway to be adopted)

The development hereby approved includes the construction of new highway. To be considered for adoption and ongoing maintenance at the public expense it must be constructed to the Highway Authority's standards and terms for the phasing of the development. You are advised that you must enter into a highway agreement under Section 38 of the Highways Act 1980. The development will be bound by Sections 219 to 225 (the Advance Payments Code) of the Highways Act 1980.

Contact the Highway Authority's Legal Agreements Development Management Team at highwaylegalagreements@gloucestershire.gov.uk. You will be required to pay fees to cover the Councils cost's in undertaking the following actions:

- Drafting the Agreement

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

You should enter into discussions with statutory undertakers as soon as possible to co-ordinate the laying of services under any new highways to be adopted by the Highway Authority.

The Highway Authority's technical approval inspection fees must be paid before any drawings will be considered and approved. Once technical approval has been granted a Highway Agreement under Section 38 of the Highways Act 1980 must be completed and the bond secured.

Note 2 (Impact on the highway network during construction)

The development hereby approved and any associated highway works required, is likely to impact on the operation of the highway network during its construction (and any demolition required). You are advised to contact the Highway Authorities Network Management Team at Network&TrafficManagement@gloucestershire.gov.uk before undertaking any work, to discuss any temporary traffic management measures required, such as footway, Public Right of Way, carriageway closures or temporary parking restrictions a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.

Note 3 (No Drainage to Discharge to Highway)

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