

GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	6 th June 2023
Address/Location:	Land At Blackbridge, Laburnum Road, Gloucester GL1 5PQ
Application No:	23/00103/FUL
Ward:	Podsmead
Expiry Date:	09.05.2023
Applicant:	The Blackbridge Charitable Community Benefit Society
Proposal:	Proposed community and sports hub including a new building housing changing rooms, fitness studio and viewing areas, an all-weather pitch with flood lights, reprofiling of existing pitches, car parking, new vehicular access, play area, and landscaping.
Report by:	Caroline Townley
Appendices:	Site Location Plan Site Layout Plan Petition Covering Letter

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is an existing playing field located to the north of The Crypt School and to the east and south of residential properties in Poplar Close, Sycamore Close, Redwood Close and Laburnum Road. There are currently no buildings on the site other than a pavilion associated with the adjacent Athletic Club. The existing field has two marked pitches that have predominantly been used for rugby training, and more recently for football. The current field does not benefit from an appropriate drainage scheme.
- 1.2 The boundaries to the site are well defined along the entire southern boundary and much of the northern boundaries by dense hedgerows and tree planting. The tree buffer to the southern boundary follows the curve of the former railway line and delineates the site from The Crypt School and Gloucester Athletics Club.
- 1.3 There is an existing entrance from the Gloucester Athletic Club site into the application site along the south boundary through the tree buffer. To the northeast corner are the houses in New Dawn View, which is accessed from Stroud Road and ends in the community allotment garden adjacent to the site. There are a number of footpath routes from New Dawn View and along the east/south-east boundary of the site.
- 1.4 To the north the site bounds further fields comprising Tuffley Park including sports pitches and a children's play area. Old Cryptians Rugby Football Club is located to the north of the application site together with an existing bowling green and associated bowls club. To the east of the site is the Bristol-Gloucester railway line.
- 1.5 The application boundary excludes a parcel of land to the east of the existing playing field. A separate outline planning application had been submitted for 30 houses (ref. 23/00280/OUT). This application is currently pending consideration.

- 1.6 The application seeks full planning permission for the following:
- Two-storey community and sports hub building to provide a range of accessible facilities for health/fitness, changing rooms, flexible use/events spaces, associated service an amenity spaces and first floor spectator viewing terrace.
 - New floodlit 3G full-size football pitch.
 - Demarcation of existing grass field for new sports pitches, including 2 football pitches and cricket field.
 - New site entrance, access road and residential car parking spaces off Laburnum Road.
 - Associated highway and hard landscaping works, including new car parking area and retained secure entrance from Poplar Close.
 - New landscaping planting, enhanced biodiversity and sustainable urban drainage system (SUDS) works, including new balancing ponds.
- 1.7 The application proposes two phases of development with the hub building, parking and artificial pitch, landscaping and the full SuDs drainage scheme including the balancing ponds and associated infrastructure forming phase one. Phase two would include the potential reprofiling of two natural grass pitches for football, rugby and cricket to include a suitable irrigation (appropriate soil) and levelling of the pitches. Whilst it is hoped that phase two can be undertaken concurrently with phase one this depends on the cost of the associated earthworks. If further funding is required for the implementation of phase two it is anticipated that this would be completed within 2-3 years of the opening of the sports hub.
- 1.8 Since the submission of the application amended plans have been submitted to address comments from Sport England in terms of the internal layout of the sports hub building. The western most grass pitch has also been moved to the west to generate additional space for the cricket square, together with small amendments to the re-profiling of the pitches to allow for a suitable surface for the grass pitches and the cricket pitch.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
P/248/73	Erection of 106 detached and 32 semi-detached dwellings and garages. Construction of estate roads and vehicle access.	Granted	13.06.1973
P/248/73/74	Erection of 45 terraced houses, 32 semi-detached houses and 17 detached houses with garages (plots 31-106,139-156).	Granted	10.04.1974
23/00413/FUL	Proposed installation of modular building, to provide disabled changing facilities at the Athletics Club.	Pending	

3.0 RELEVANT PLANNING HISTORY

- 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**

The Development Plan consists of the Adopted Joint Core Strategy (2017) and the Adopted Gloucester City Plan (2023).

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

Relevant policies include:

SD3 – Sustainable design and construction

SD4 – Design requirements

SD6 – Landscape

SD8 – Historic Environment

SD9 – Biodiversity and geodiversity

SD14 – Health and environmental quality

INF1 – Transport network

INF2 – Flood risk management

INF3 – Green Infrastructure

INF4 – Social and community Infrastructure

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

The statutory Development Plan for Gloucester includes the partially saved 1983 City of Gloucester Local Plan. Paragraph 219 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.

3.5 **Gloucester City Plan (Adopted January 2023)**

Relevant policies from the City Plan include:

A1 – Effective and efficient use of land and buildings

C1 – Active design and accessibility

C5 – Air quality

D1 – Historic environment

D2 – Non designated heritage assets

D3 – Recording and advancing understanding of heritage assets

E2 – Biodiversity and geodiversity

E4 – Trees, woodlands and hedgerows

E5 – Green infrastructure: Building with nature

E6 – Flooding, sustainable drainage, and wastewater

F1 – Materials and finishes

F2 – Landscape and planting

F3 – Community safety

F4 – Gulls

G1 – Sustainable transport

G2 – Charging infrastructure for electric vehicles

G3 – Cycling

G4 – Walking

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. None of the development management policies are relevant to the consideration of this application.

3.7 **Supplementary Planning Guidance/Documents**

The Gloucester Playing Pitch Strategy 2015-2025 (PPS)
Artificial Grass Pitch Strategy 2015

4.0 **CONSULTATIONS**

4.1 **Highway Authority**

Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on highway safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order, 2015 has no objection subject to conditions.

4.2 **Archaeology**

The site has previously been subject to a geophysical survey and a partial archaeological evaluation (partial because of certain site constraints). There are some potential archaeological features noted by the survey but without further evaluation it is not possible to either confirm they are significant or to discount them. It has been previously agreed to address this by condition. The proposed scheme does involve a number of groundworks that will damage archaeological remains if they are present. It is therefore recommended that conditions requiring the submission, approval and implementation of an archaeological written scheme of investigation, to allow an appropriate level of mitigation prior to, or during, groundworks on site.

4.3 **Sport England**

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years. The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 99), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- *All or any part of a playing field, or*
- *and which has been used as a playing field and remains undeveloped, or*
- *land allocated for use as a playing field*

unless, in the judgement of Sport England, the development as a whole meet with one or more of five specific exceptions.'

The proposal would result in a loss of an approximately 2.5 hectares of playing field.

Assessment against Sport England Policy

The application has three key parts: the reprofiling of the existing pitches, the pavilion and parking and the 3G artificial grass pitch.

The pavilion and parking would fall into exception 2 of the playing fields policy, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

The reprofiling of the existing pitches doesn't easily fit into exception 4:

'The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- *of equivalent or better quality, and*
- *of equivalent or greater quantity, and*
- *in a suitable location, and*
- *subject to equivalent or better accessibility and management arrangements.'*

The artificial grass pitch is considered as provision of a new indoor/outdoor sports facility or facilities on the existing playing field at the above site. It therefore needs to be considered against exception 5 of the above policy, which states:

'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'

Sport England has therefore assessed the existing and proposed playing fields against the above policy to determine whether the proposals meet exceptions 2, 4 and 5.

The Gloucester City Playing Pitch Strategy (PPS) identified this site as a potential sports hub complete with a 3G artificial grass pitch (AGP). The City has carried out regular Stage E meetings in line with Sport England's playing pitch methodology as endorsed by central government. The delivery of the sports hub and 3G AGP has been maintained within the PPS action plan as a priority.

The Local Football Facilities Plan (LFFP) has also identified Blackbridge as a priority site for the delivery of the 3G AGP.

Both documents highlight the need for the AGP to be constructed to both the FIFA Quality and World Rugby Regulation 22.

As part of the assessment Sport England consulted the England Cricket Board (ECB), The Rugby Football Union (RFU) and the County Football Association/Football Foundation (FA/FF). The comments where appropriate are summarised below:

English Cricket Board

The ECB is generally supportive of the application together with the Gloucestershire Cricket Foundation (GCF). Welcome a new cricket pitch on the site and in support of other grass pitch sports. Recommends that the applicants commission a full Fine Turf Feasibility study to support Phase 2 of the project.

The current Playing Pitch Strategy indicates that cricket is likely to increase alongside population growth. With strong growth in women & girl's participation, youth and junior cricket (including national programmes such as All Stars & Dynamos) and evident overplay on the cricket facilities at the Crypt School, this is an opportunity to support demand and provide an excellent multi-sport site to cater for a number of cricket offerings in the area.

The Rugby Football Union (RFU)

The RFU support the proposed development. There are two RFU member clubs located adjacent to the site (Widden Old Boys and Old Cryptians RRFC). Both clubs have playing membership that covers mini/junior and adult games.

The Clubs currently have access to 2 x non turf pitches, but only one of the pitches is floodlit. There is a need to access a high-quality playing surface with high quality sports light to supplement the training schedules. There is a need to ensure that the pitch meets the relevant technical guidance and recommend a condition requiring a Community Use Agreement.

Football Association / Football Federation

Support the project. Comments on the internal layout of the pavilion have been addressed by the submission of amended plans.

Further detail in terms of the reprofiling of the pitches is required and can be adequately covered by condition.

Sport England's Conclusion

There is a clear need for these facilities, and they meet Sport England's relevant planning policy exceptions (E2, E4 and E5) and Sport England is therefore very supportive of the proposal. Technical issues raised by the RFU, and FA/FF should be conditioned to ensure that they are built and maintained to the correct specifications.

The amended layout and design of the grass pitches is not in line with the adopted playing pitch strategy or in line with the construction of a cricket square and minor adjustments will be required. These can be secured by condition.

No objection subject to the inclusion of conditions

Ecology Adviser

4.4 No objection subject to the inclusion of conditions.

Natural England

4.5 No objection. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Contaminated Land Adviser (WRS)

4.6 WRS has reviewed the submitted documents and historical records for the site and it is not anticipated that there are any ground contamination issues

Drainage Adviser

4.7 No objection subject to the inclusion of a condition.

Lead Local Flood Authority (LLFA)

No objection.

Environmental Protection Adviser

4.9 External Floodlighting – The submitted information indicates that light spill and glare is compliant with the ILP (Institution of Lighting Professionals) Guidance and is therefore acceptable.

Noise – The submitted noise assessment appears satisfactory and predicts minor impact at the nearest sensitive receptor location (Laburnum Road) before 21:00hrs and a moderate impact after 21:00 from activities on the artificial pitch and car park. The applicant has submitted a noise management plan in order to minimise noise from pitch activities which should be adhered to and should also include a ‘no whistle’ policy for non-competitive games as recommended within the noise assessment.

The noise assessment sets cumulative noise limits for external fixed plant/equipment. There is no current proposal to install such items, but a condition is recommended for future reference.

In terms of potential noise from the community hub, the noise assessment has recommended construction specifications for the walls, roof and windows which should be complied with. If the community hub is to be operated beyond 23:00hrs then a revised noise assessment should be submitted for further consideration.

4.9 **Tree Officer**

There is no requirement for pruning or the removal of trees to allow the construction of the proposed development. There are significant trees along the boundary that need to be considered. No objection subject to the inclusion of conditions.

4.10 **Planning Policy Officer**

The Blackbridge Sports and Community Hub is identified as a site allocation in Policy SA of the Gloucester City Plan 2023. It is identified for multi-use sport, physical activity and community hub. It is supported by a Site Allocation Statement, which provides guidance to be used in the determination of planning applications.

The Gloucester Playing Pitch Strategy 2015 – 2025 (PPS) sets out the Council’s approach to playing fields and sports development more generally. The PPS identifies a shortfall in capacity for most of the sports considered both at the time of the study and at the end of the strategy period.

A shortfall of three 3G pitches is identified based on the FA model for training, with further potential shortfalls based on the FA model for accommodating competitive play.

An action plan identifies actions for the Blackbridge Playing Field to *‘Improve pitch quality and maximise use. Determine potential for the creation of a hub venue to serve the south of the City including options for 3G pitch provision and additional grass pitches. Potential site for FA Pitch Improvement Programme.’*

To support the delivery of the PPS, the Council subsequently prepared an Artificial Grass Pitch Strategy in 2015 which also identified the potential at Blackbridge.

Having regard to the above no planning policy objection is raised.

4.11 **Open Space and Playing Pitch Adviser**

The development is a key part of the City’s Playing Pitch Strategy and Built Sports Facility Strategy and is supported as a high-quality upgrade to the existing underused playing field. The improved facilities would enable a much greater level and range of activity to be undertaken, year-round. The site is allocated in the City Plan (SA06) and the proposals are in line with this policy.

Satisfied with the repositioned pitch layout which now gives sufficient space for the cricket square to be accommodated (and suitably fenced off out of season), as well as the levelled pitch area being extended to the cricket outfield.

No objection subject to the inclusion of conditions.

4.12 **Gloucestershire County Council Minerals and Waste**

No objection

4.13 **Landscape Adviser**

The proposed planting in the car park and around the proposed community and sports hub building will provide seasonal interest and colour and be easy to maintain.

The landscape proposals have been carefully considered and will help to soften and enhance the proposed building, car park and fencing. The view of Robinswood Hill will be retained.

The final planting specification needs to be amended and clarification is required in relation to the balancing ponds. No objection subject to the inclusion of conditions.

4.14 **Ward Councillor**

Support the application and convinced that this is a beneficial project for the whole Podsmead community. It will provide much-needed facilities for local people. The Hub will add to local employment and skills with the extra jobs it creates.

Satisfied that on issues of parking provision, access, ecological and environmental concerns and the risk of noise and light pollution, the Trust have listened to local residents and have solid plans in place to address these concerns.

My remit is to represent the whole ward and it is important to stress that there is support across the area for this project, as well as, inevitably, some objections. There is also strong support from local sports teams, community groups and athletics clubs, as well as the local councils, politicians from all parties and none, and national bodies. Activities currently carried out on the field such as dog-walking will still be more than possible if this development is approved, but with the added benefit of facilities that the whole community can use. The field, although lovely, is not used well in the sense of getting the utilitarian highest benefit for the most people out of the space.

I remain of the view that this will be of benefit to Podsmead as a whole and I am pleased to support it.

5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 138 Neighbouring properties were notified and press, and site notices were published. All neighbours and contributors were also re-notified following the submission of an amended plan moving the western most grass pitch to the west to generate additional space for the cricket square, and small amendments to the re-profiling of the pitches.

5.2 48 letters of objection raising the following concerns:

- Increase in traffic.
- Use of Laburnum Road to be used as access point.
- Cul de sac is not suitable for construction/delivery vehicles, coaches and level of cars
- Laburnum Road needs major repair works, manholes are starting to sink and fall away, pavements are also damaged.

- Concerned emergency vehicles will not be able to gain access to Oaklands Park Estate due to traffic and parking.
- Road safety concerns. Children currently play in areas of the road.
- Loss of on-street car parking.
- Congestion when trying to access homes/garages.
- Provision of 10 residents parking spaces is insufficient, will be further away, no control over use, less secure and not allow for charging of electric vehicles.
- A local facility should not need car parking as residents could walk/use public transport. Car use should not be encouraged.
- Location and access arrangements have not been fully thought through. The submitted Transport survey is flawed and used inaccurate data.
- Access from Poplar Close, Crypt School or Southern Avenue would be preferable.
- Existing 3G pitches in Gloucester not used to capacity.
- Micro plastics (rubber crumb with hazardous PAHs) from 3G pitch are health hazard, increase injury and bad for environment. Rubber crumb easily transfers to players clothes.
- If a new playing pitch is required a 4G or Hybrid pitch should be considered as these have less environmental impact.
- No information on any feasibility study and financial viability. It is not cost cutting and sustainable to replace natural turf with 3G pitches.
- Maintenance of pitches.
- Temperature of pitches. They cannot be used in all weathers; Synthetic pitches can reach temperatures up to 40% hotter than a natural field during the summer. During winter artificial grass pitch will retain large moisture content that will remain frozen after grass has thawed.
- Environmental impact of using microplastics, the methane emitted contributing to global warming and end of life risks with recycling.
- Pitch and fencing will be an eyesore.
- Athletics club should be knocked down and rebuilt.
- Were advised by solicitors that the fields could not be built on.
- Will block children walking across the fields to Crypt School.
- Drainage impact and concerns about flooding of adjacent properties.
- Loss of green open space used for free informal recreation. Goes against NPPF and Council policy of enhancing and protecting green spaces.
- Proposed development on adjacent site for housing will further reduce the green space available.
- Area is currently used for dog walking.
- Currently used for football/rugby.
- Location of children's play area proposed next to main thoroughfare in car park.
- Loss of wildlife, habitat and biodiversity network.
- Light nuisance.
- Increase in noise and air pollution.
- Will have detrimental impact on residents' mental health especially shift workers.
- Pollution.
- What uses will there be for older people.
- Increases in Anti-social behaviour.
- Rubbish.
- Question need for hub.
- Not for use by local community but for those outside the area.
- If it is for the local community all sports facilities should be free to use for local residents.
- High financial costs.

- Devaluation of neighbouring houses
- Already a surplus of sporting facilities in the immediate area.
- Consultations with local residents insufficient, undertaken during working hours and the evening presentation was away from the proposed location.
- Despite feedback and objections there have been no appreciable amendments to original plans.
- Need fencing/gate to stop vehicles driving over grass from Sycamore and Poplar Close.
- Loss of public views of Robinswood Hill, Forest of Dean Hills and May Hill.
- Light pollution affecting view of the night/dark sky.
- Loss of privacy.
- Overbearing effects.
- Area within Local Plan SA11 does not match area proposed.
- Balancing ponds should not be located near play areas unless fenced. Will lead to loss of area to the public or be a risk to children's safety.
- Includes drainage for the proposed residential area.
- SA11 refers to access to blackberries/apples but primary producing hedgerow would be lost.
- Not just for local community and not needed with new pitch at Wingate Field.
- Athletics Club should be extended and modernised together with widening and updating car park. Original entrance to the Athletics Club could be opened up. This would be more environmentally friendly by having grass pitches, open air gyms.

5.3 Petition

A petition has also been received with 665 signatories stating that the local population are not in favour of the development and raise concerns in relation to:

- Public Consultation
- Traffic
- Noise pollution
- Light pollution
- 3G pitch
- Existing plan
- Wildlife
- Balancing ponds and safety
- Anti-social behaviour

It is stated that the signatories would like the field to remain a natural open green space so that it can be used as they are currently using it. It is stated that there are many more environmentally beneficial, lower cost ways it could be enhanced including more tree planting and wildlife meadows, which would be of benefit to all. The development would take away an irreplaceable asset from the local community and imposing an unwanted and unsuitable alternative.

A copy of the covering letter to the petition has been appended in full.

5.4 Support

17 letters of support have been received including letters from Podsmead Big Build, The Crypt School, Hartpury University and College, Active Gloucestershire, Rugby for Heroes, GL Communities, England Athletics, Gloucester Athletic Track, Quedgeley Wanderers Football Club, Cooperative Futures and Goals Beyond Grass. The letters of support welcome the improved and accessible sports and community facilities, associated health and economic benefits.

- Will open opportunities for accessibility across the open space.

- Will provide safer walking routes and security.
- Meets hopes for overall regeneration of Podsmead linked to health and wellbeing, better use of green space, improved housing and improved business, shops, social and community facilities and organised sport.
- Significant provision for young people including facilities of youth activities and clubs.
- Big step in development and future regeneration of Podsmead community.
- Will add value to the area.
- Facilities will create more opportunities to be physically active for diverse range of users across all age groups.
- Accessible space with changing places facility
- Greener community with improved use of open spaces and linkages
- Healthy, active and confident residents with an improved quality of life.
- Access to the facilities would significantly enhance the PE and games curriculum allowing a significant increase in participation and engagement with physical activity and extracurricular activities for The Crypt School.
- Project would help generate further access to additional sport facilities to address the shortfall at both the local level in Podsmead and within the Gloucester area and enhance the playing participation opportunities.
- By drawing new users to the site, the safety of and access to Blackbridge Playing Fields will be improved, links to Gloucester Athletic Club, Widden RFC and Old Cryptians RFC will be strengthened and enhancements to local biodiversity and landscaping will be enabled.
- Will create a flagship providing new services of support, raising levels of sport and exercise locally. Will be linking to young people as a priority. Will enable focus around health and wellbeing, supporting mental health and raising levels of exercise and activities in the local area.
- Will support new opportunities around education, training and employment through a new programme of work supported by Podsmead Big Local.
- Enables enhancements to local biodiversity and landscaping through investment in the local area.
- Overall offers a very high-quality proposal which will be to the benefit of the local community, but with a city-wide reach. Will also be instrumental in building our Podsmead Partnership.
- If the proposal does not proceed it will impact on the Athletics Clubs ability to continue developing an inclusive sporting venue and the viability of the track as a standalone facility.
- The athletics track is of huge strategic importance to the region and provides high quality experiences for people of all abilities to participate in Gloucester.
- The proposal would improve access to the athletics track and available parking. The improved facilities would benefit the athletics and running community with an indoor space to provide indoor athletics to primary aged children together with opportunities for disabled athletes. An indoor studio would also help physical preparation to help prevent injury, provide a venue to hold workshops and courses. Improved lighting would make venue safer particularly during winter months. The proposal would provide an opportunity to create a sporting hub and for multiple sports to work together to provide opportunities for local people.
- We run weekly inclusive cycling sessions at the Athletics Track. The proposed new facilities would improve access, parking, provide an up to date and accessible space to be able to offer refreshments and a social/educational space alongside these sessions. It would provide a much-needed space for groups and local people to meet.

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

6.5 **Principle**

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

6.6 The site is allocated in the Gloucester City Plan 2023 (SA06) for a multi-use sports, physical activity and community hub, to include a full-sized 3G artificial surface, grass playing fields and a multi-use health and wellbeing facility.

6.7 The Gloucester Playing Pitch Strategy 2015 – 2025 (PPS) sets out the Council's approach to playing fields and sports development more generally. It includes a vision, which is '*To provide an accessible, high quality and sustainable network of outdoor sports facilities, which provide opportunities for all residents to access good sport, physical activity and recreation facilities*', along with aims and strategic recommendations, which seek to (1) Protect sports facilities for meeting current and future needs (2) Enhance outdoor sports facilities through improving quality and management of sites, and (3) Provide new outdoor sports facilities where there is current and future demand to do so.

- 6.8 The PPS identifies a shortfall in capacity (known as match sessions) for most of the sports considered, both at the time the study was undertaken and at the end of the strategy period. A shortfall of three 3G pitches is identified based on the FA model for training, with further potential shortfalls based on the FA model for accommodating competitive play.
- 6.9 An action plan identifies recommended actions for each playing field site on the city. For the Blackbridge Playing Field, it states the following *'Improve pitch quality and maximise use. Determine potential for the creation of a hub venue to serve the south of the City including options for 3G pitch provision and additional grass pitches. Potential site for FA Pitch Improvement Programme.*
- 6.10 To support the delivery of the PPS, the City Council prepared an Artificial Grass Pitch Strategy in 2015. The preferred approach in the strategy recommended a new 3G/FTP to be provided at the proposed Blackbridge Sports Hub.
- 6.11 The principle of development is therefore considered to be acceptable, subject to assessment against other planning considerations as set out in the remaining sections of the report.

Design, Layout and Landscaping

- 6.12 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.
- 6.13 The proposal includes a two-storey community and sport hub building. The building would be of contemporary design and appearance with grey and brickwork, smooth white rendered walls and aluminium framed double-glazed windows/curtain walls. A mono-pitch / flat roof has been incorporated to reduce the overall height of the building.
- 6.14 The building would provide a mix of spaces and facilities including 4 sports team changing rooms; 2 officials changing rooms; a fitness suite with associated changing rooms and storage; server with external hatch for refreshments/food to serve spectators; 2 unisex accessible changing rooms (with showers and Wcs), including one to 'changing places' standards; externally accessed Wcs (including accessible WC) for spectators; storage and associated plant on the ground floor. The first floor would incorporate a flexible/divisible social space with adjoining kitchen, bar/server and quiet room; large flexible use/divisible studio space; Wcs (including accessible WC); External balcony/terrace facing over the proposed 3G pitch and associated storage, circulation and ancillary space.
- 6.15 The proposed 3G pitch would be located adjacent to the hub building and would provide a sports pitch that would be usable throughout the year. The pitch would be fenced and include floodlights. The proposed floodlights have been designed to ensure that any light overspill is minimised and to ensure that the tree buffers along the site boundaries will still suitably function as ecological 'dark corridors'.
- 6.16 The proposed car parking area includes accessible spaces. A 'future' children's play area is also indicated on the submitted plans. It is also proposed to provide an additional 10 new car parking spaces for residents adjacent to the proposed site access from Laburnum Road.
- 6.17 It is also proposed to mark out two grass pitches with a central cricket square.

- 6.18 The proposed new building and car parking is set back into the narrower part of the field which will leave the remainder of the field open and with views of Robinswood Hill retained. None of the trees or shrubs in the existing boundary planting will be affected by the proposals and 106 new trees are proposed to be planted. Three balancing ponds are proposed. These having been designed with naturalistic shapes and would be planted with wetland plants, areas of wild-flower grass, informal grass paths, bulb and tree planting are proposed around the balancing ponds. Fencing is generally avoided around attenuation basins as they are designed to have safe gentle slopes.
- 6.19 Two open areas would be retained for informal recreation in the northwestern and southeastern areas of the site. A surfaced path is proposed across the site linking with the shared footpath/cycle way.
- 6.20 The floodlights have been designed to avoid significant illumination of the boundary woodland. The Biodiversity Net Gain Preliminary Design Stage Report assesses that there will be biodiversity net gain
- 6.21 The proposed planting in the car park and around the proposed community and sports hub building will provide seasonal interest and colour and be easy to maintain.
- 6.22 Overall, the proposal is considered acceptable in terms of its design, landscaping and materiality.
- 6.23 **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
- 6.24 The application site comprises an existing playing field that is currently accessed off Poplar Close by way of a private single width access road to the west of the existing pavilion building. The access is gated with a barrier and leads to a small car park. This access is also used for maintenance of the Blackbridge Playing Fields. A second gate and bollards restrict vehicular access to the playing fields.
- 6.25 It is proposed to provide a new vehicular access to the site off Laburnum Road with pedestrian access provided via a 2-metre-wide footway on the southern side of this new access.
- 6.26 It is proposed to provide a new vehicular access to the site off Laburnum Road with pedestrian access provided via a 2-metre-wide footway on the southern side of this new access.
- 6.27 The shared surface link to Poplar Close would be retained as a footpath/cycleway with the introduction of a barrier to restrict vehicular access at this point.
- 6.28 It is proposed to provide 86 car parking spaces inclusive of 6 accessible parking bays and nine electric vehicle charging bays. An additional 10 unallocated parking bays would be provided at the rear of the footpath on Laburnum Road for use by residents and the general public
- 6.29 Parking would also be provided to accommodate 10 motorcycles and 24 cycles.

6.30 .Walking

The site is well served by footway and footpath access with a shared surface linking to 2m wide footway on Poplar Close, a 3m wide footpath / cyclepath link associated with Gloucester Footpath (GF) 73 linking to the B4072 Stroud Road to the northeast and the A38 Cole Avenue and GF78 to the southwest is accessible on the southern boundary of the application site. In addition, there is a footpath link to Laburnum Road on the northwest boundary of the application site.

6.31 Paragraph 4.4.1 of Manual for Streets (MfS) states that walkable neighbourhood are typically characterised as having a range of facilities within 10 minutes walking distance (around 800m). However, it states that this is not an upper limit, and that walking offers the greatest potential to replace short car trips, particularly those under 2km. The IHT guidance document 'Providing for Journeys on Foot' (published 2000) suggests an acceptable walking distance of 1km for commuting purposes and a preferred maximum walking distance of 2km. In the vicinity of the site benefits from illuminated footways.

6.32 Cycling

In the vicinity of the site a 2m – 3.5m wide footway / cycleway to the southwest linking to the local area of Tuffley where further amenities exist. A review has been undertaken using the Propensity to Cycle Tool (PCT, www.pct.bike), as recommended by Manual for Gloucestershire Streets (MfGS). It demonstrates that the average percentage of people cycling to work in Gloucestershire is 4.2%. The application site is located in the Middle Super Output Area (MSOA) of Gloucester 009, which has an average percentage of people cycling to work of 7%. The location of the application site is therefore above the average for people cycling to work in Gloucestershire.

6.33 According to the Department for Transport's Cycle Infrastructure Design Local Transport Note (1/20), eight kilometres (i.e., five miles) is considered to be a suitable distance to cycle for local journeys.

6.34 Bus

The nearest bus stops are the 'Tuffley Crescent' bus stops located along Podsmead Road approximately 500m northwest of the proposed sports and leisure building. The southbound stop comprises a flag and a cage whilst the northbound stop comprises a shelter with bench seating, timetable information, real time passenger information and a cage. The bus stops provide access to the No.10 bus service, in addition, the No.11 bus service serves the southbound stop three times (10.17am, 12.17pm and 2.17pm) Monday – Saturday to Gloucester Hempsted and Transport Hub. A summary of the number 10 bus service is provided in Table 3.2 of the submitted Transport Statement with full timetable information provided in Appendix F.

6.35 These bus services are within 500 metres of the site and therefore align with the recommended maximum walking distance to a bus stop in an urban area, as suggested by the CIHT's 'Buses in Urban Development' report (2018) Table 4. Overall, it is considered that the public transport infrastructure in the vicinity of the development site is good and offers an alternative transport option to the private vehicle.

6.36 Collision Analysis

As contained within the submitted Transport Statement under sub-heading Local Highway Safety, a detailed and robust assessment has been provided detailing all personal injury collisions within the vicinity of the development site. Personal Injury Collision (PIC) data has been obtained from Crashmap in the vicinity of the application site for the most recent five-year period available, until June 2021. There have been a total of three slight collisions in the vicinity of the site on Laburnum Road and Podsmead Road.

6.37

Having reviewed the nature of the recorded PICs, it can be concluded that the collisions identified can be attributed to driver/pedestrian error, rather than an inherent highway safety concern or geometric feature in the road layout. Therefore, there is not an existing highway safety issue on the highway network or within the area, that could be exacerbated as a result of the proposed development.

6.38 Site Access Arrangements

A seven-day Automatic Traffic Counts (ATC) was undertaken by 360 TSL Ltd, an independent traffic surveyor, between Tuesday 25th June 2019 and Monday 1st July 2019, in the vicinity of the proposed site access. In addition, a Manual Classified Count (MCC) was undertaken at the Podsmead Road / Laburnum Road junction on Tuesday 13th September 2022 between 7am – 10am and 4pm – 7pm. Based on the ATC survey, Laburnum Road had an average weekday speed of 16.8mph northbound and 18.6mph southbound, with 85th percentile speeds of 22.8mph northbound and 23.5mph southbound. The resultant necessary junction visibility splays to enable a vehicle to safely see and be seen by other road users is 2.4m x 29.4m to the south, in accordance with an 85th percentile speed of 22.8mph northbound; and 2.4m x 30.8m to the north, in accordance with an 85th percentile speed of 23.5mph southbound.

6.39 The proposed site access arrangements are to be formed by a vehicle crossover to maintain pedestrian priority at the access with Laburnum Road. A drawing demonstrating the visibility splays in accordance with the 85th percentile speeds are shown on drawing numbers SK02 rev B and SK04 rev A. This is considered acceptable.

6.40 Pedestrian access to the site will be achieved via a 2m wide footway on the southern side of the proposed vehicular access off Laburnum Road. In addition, the shared surface link to Poplar Close shall be retained as a footpath / cycleway, with vehicle access removed. It is proposed that a 'K' barrier is provided to restrict vehicle access as shown on the drawing number SK03 rev D.

6.41 A swept-path analysis has been undertaken for the proposed site access arrangement to ensure that all vehicles, that are likely to require access to the site, can access and egress the site in a safe and convenient manner. A drawing demonstrating that a 11.3m refuse vehicle with suitable inter-visibility can safely and conveniently access the site without conflict as shown on drawing numbers SP05 rev B, SP06 rev B and SP07 rev B. This is considered acceptable.

6.42 Internal Site Arrangements

The site layout will comprise a 6m internal access road with a 2m wide pedestrian footway along the southern side of the carriageway. The proposed layout demonstrates that two cars can pass each other throughout as well as passing of a refuse vehicle with suitable inter-visibility.

- 6.43 It is proposed that the application site shall provide a total of 86 car parking spaces inclusive of six accessible parking bays and nine electric vehicle charging bays. In addition, it is proposed that 10 unallocated parking bays shall be provided to the rear of the footway on Laburnum Road open for use by residents and general public. At pre-application discussions GCC required that a car parking accumulation assessment would need to be undertaken for the proposed use of the site supplemented by a car parking survey of the existing Gloucester Athletics Club. It was agreed that a car parking accumulation assessment would be undertaken using the 5-a-side football category within the TRICS database to determine the car parking provision. This is considered acceptable and GCC are satisfied that the level of parking provision proposed is suitable.
- 6.44 Furthermore, 10 motorcycle parking spaces shall be provided along with 24 cycle spaces also being provided, this is also considered acceptable and accords to local guidance.
- 6.45 Overall, the access to the application site is considered to be safe and suitable for all users, in accordance with paragraph 110 of the NPPF, whilst the internal layout complies with paragraph 112 of the NPPF, and local design guidance contained MfGS.
- 6.46 Highway Impact
Having reviewed the Technical Statement dated January 2023 produced by Rappor for the proposed development, Gloucestershire County Council is generally content with information provided in terms of trip generation, distribution/assignment and impact.
- 6.47 In summary, the Podsmead Road / Laburnum Road junction is suitable to accommodate the proposed development across all scenarios, with no queuing predicted and without significant delay.
- 6.48 Paragraph 111 of the NPPF states that “development should only be prevented or refused on highway grounds where there will be an unacceptable impact on highway safety or a severe residual cumulative impact on the road network would be severe”. It has been demonstrated that the residual cumulative impact of the development, i.e., the addition of the development traffic after background growth and committed development, compared to the without development scenarios, would not be severe.
- 6.49 The proposed mitigation package includes provision of new car parking bays and the introduction of highway/offsite works. It is considered that the measures shall improve traffic flow on Laburnum Road and the safety of vehicles egressing junctions this will provide an overall benefit for existing residents and users of the proposed development.
- 6.50 Travel Plan
Whilst a full travel plan would have limited benefit in this instance, I would still welcome a series of measures of how sustainable access opportunities can be conveyed to site users.
- 6.51 It is acknowledged that travel planning measures and initiatives shall be undertaken at the site, to encourage travel by sustainable modes, and assist introducing travel by single occupancy vehicles.
- 6.52 Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on highway safety or a severe impact on congestion and has raised no objection to the application.
- 6.53 The Local Highway Authority has raised no objection to the application subject to the inclusion of conditions.

6.53 The Local Highway Authority has raised no objection to the application subject to the inclusion of conditions.

Residential amenity

6.54 Paragraph 130 (f) of the NPPF sets out that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users. 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.

6.55 The application site is bounded by existing houses in Laburnum Road, Redwood Close, Sycamore Close and Poplar Close to the north west. There are also houses to the north of the site beyond the playing fields and in New Dawn View to the north east of the site.

6.56 There is a current outline planning application (ref. 23/00280/OUT) for the erection of up to 30 new dwellings immediately to the east of the site.

6.57 It is recognised that the relationship between the proposed development and existing residential properties is particularly sensitive and careful consideration is required of the impact on residents and any mitigation measures required to minimise such impact.

6.58 The location, design and orientation of the proposed building is such that it will not create any direct overlooking or overbearing impact to residents of the neighbouring houses.

6.59 A number of mitigation measures have been proposed to minimise potential disturbance to neighbouring residents including noise mitigation measures and lighting design.

6.60 Noise

A Noise Report has been submitted in support of the application to assess the impact of the proposed development. Two attended noise surveys were undertaken on the 16th March 2021 to determine the existing noise climate at locations represented of both the existing and proposed residential properties during the proposed hours of operation. Background levels comprised primarily of rail noise from the railway line and light road traffic.

6.61 Noise measurements from artificial grass pitches (AGP) were recorded at existing sites in Bristol. Noise levels were measured at nine sports sessions at four separate AGPs. The measurements included football, hockey and rugby, with men, women and children participating in different sessions. The purpose of these measurements was to determine a 'typical' noise level for an APG sports session. The noise from an AGP is primarily from voices, whistles and ball impact hitting the fence panel.

6.62 The noise impact from the artificial grass pitch, car park, events in the sports and community hub and external plant have all been assessed.

6.63 The assessment concludes that the proposals would result in a negligible to moderate increase in the existing noise climate. Whilst predicted levels could result in a moderate impact on the existing noise climate, this would be at a level which is considered to be below the onset of community annoyance. The report suggests that whilst it is likely to be audible outside neighbouring residential properties it is not expected to have an adverse impact.

6.64 The submitted report concludes that the predicted maximum noise level from voice, whistle and ball impact is within the WHO guidelines and considered acceptable.

- 6.65 The Noise Report recommends that a no whistling management policy is introduced so that the use of whistles is restricted to competitive games and less sensitive daytime periods.
- 6.66 Details of a Noise Management Policy have been provided which include the provision of a nominated Noise Monitoring Officer to monitor activities on the AGP.
- 6.67 The positioning of the proposed pitches have also been sited to minimise potential disturbance to the local residents. It is recommended that a condition be included requiring the submission, approval and implementation of a detailed Noise Management Plan to include all the recommendations in the submitted Noise Assessment Report.
- 6.68 On balance, subject to the inclusion of conditions and the implementation of a suitable Noise Management Plan, it is not considered that the proposal would result in an unacceptable impact on residential amenity and the Environmental Protection Adviser has raised no objection.
- 6.69 **Lighting**
A full Lighting Strategy has been submitted with the application to assess and minimise any impact on residents and ecology. The Artificial Grass Pitch has been sited to accommodate a dark corridor and the lighting scheme designed to ensure that light spillage is minimised.
- Air Quality**
- 6.70 The submitted Air Quality Assessment assessed the potential of the development to cause air quality impacts as a result of fugitive dust emissions during the construction and road traffic exhaust emissions associated with vehicles travelling to and from the site during its operation.
- 6.71 The report concludes that any potential impacts during the construction phase as a result of earthworks, construction and associated activities could be adequately mitigated to an acceptable level by the use of good practice control measures.
- 6.72 Due to the relatively low number of vehicles trips predicted once the proposal is operational, any road traffic impact is not predicted to be significant.
- 6.73 Overall, there are no air quality issues that are considered a constraint to the proposed development and as such the proposals are in accordance with JCS Policy SD3 and Policy C5 of the City Plan.
- 6.74 **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.
- 6.75 A Flood Risk Assessment has been submitted in support of the application.

Flood Risk

The application is for a greenfield site which is shown as being located in Flood Zone 1 on the Environment Agency flood mapping.

The site is Flood Zone 1 and as such there is no loss in floodplain storage volume and the development will not increase flood risk elsewhere.

The proposed drainage strategy introduces a number of measures to deal with surface water discharge and the protection of water quality, including attenuation basins, water tanks, SuDs and permeable paving.

The SuDS/drainage strategy proposed is broadly acceptable and the City Council's Drainage Adviser and the LLFA have raised no objection subject to the inclusion of a condition.

Land contamination

6.76 Policy SD14 of the JCS requires that development proposals incorporate the investigation and remediation of any land contamination.

6.77 The City Council's Contaminated Land Adviser has assessed the submitted documents and historic records for the site and raised no objection to the application.

Ecology

6.78 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. The emerging City Plan requires the conservation of biodiversity and providing net gains.

6.79 The allocation in the City Plan states that the adjacent railway cutting "*forms* a potential Local Wildlife Site and is identified as having considerable potential for enhancing local conservation value and protection/enhancement of a key ecological corridor within in an urban environment".

6.80 An Ecological Impact Assessment Report, Biodiversity Net Gain Preliminary Design Stage Report, a Bat Dusk Emergence Survey have been prepared for the site and submitted in support of the application.

6.81 The ecological survey confirms that the ecological features of interest, together with the existing hedgerows along the site boundaries and the woodland along the southern boundary will all be retained. There will also be a number of on-site enhancements including the provision of attenuation basins, significant tree planting (106 new trees) and the proposed wildflower meadow.

6.82 Bats

A dusk emergence survey for bats was undertaken at the Athletics Club pavilion. No bats were recorded from the building during the surveys. During surveys on site low levels of Common Pipistrelle foraging activity was recorded along the hedges to the north and southwest of the building.

6.83 Biodiversity Net Gain

The proposed development and associated landscaping would result in a habitat net percentage change of +51.72% and +43.86% for hedgerows.

6.84 A full specification of habitats including relevant management will be produced within a Landscape and Ecological Management Plan (LEMP) which can be secured through condition.

6.85 No objections have been received from Natural England or the Ecological Adviser subject to the inclusion of conditions.

6.86 **Sustainability**

The flat roof provides the opportunity to install solar Photovoltaic Panels (PV) combined with battery storage. The battery storage would provide electric supply during the evenings and supplement the proposed heating system. The PV panels would be located on the first-floor higher roof element and would not be visible from the ground level. External mechanical plant installations required as part of the ventilation system would be located on the lower single storey roof element and would be screened with louvers to minimise noise and visual impact.

6.87 A mechanical ventilation system is proposed to serve all spaces and include a heat recovery element to re-use energy in the building.

6.88 The conclusion of the submitted Energy Statement is that the development would aim to reduce the buildings CO2 emissions when compared to the baseline target, through a combination of passive measures, building fabric design improvements and the installation of high efficiency heating and water services and the addition of photovoltaic panels.

Safety Issues surrounding 3G pitches

6.89 The applicant has taken advice from those providing funding for the scheme including Sport England and the Football Foundation.

6.90 Sport England has issued a joint position statement with the Department for Culture, Media and Sport (DCMS), Sports Scotland, Sports Wales, the Grounds Management Association, Football Foundation, The Football Association, Rugby Football League, Sports and Play Construction and England Rugby on 3G pitches.

6.91 The Statement recognises that Artificial grass pitches (AGPs) are a durable, safe, year-round playing surfaces, able to withstand intensive use and all kinds of weather. The pitches are used for playing multiple sports including football, hockey and rugby and they are an important community resource that mean more people can benefit from the social and health benefits of physical activity.

6.92 However, concerns have been raised about the environmental impact of these pitches and the European Commission's Statement released in September 2022. Most commonly this relates to the fibre loss of microplastics and in the case of third generation or 3G pitches, the presence of rubber infill, which is also a microplastic. These concerns are acknowledged and are being taken very seriously. The Department for Environment, Food and Rural Affairs (DEFRA) have commissioned and evidence project to review emissions intentionally added to microplastics.

6.93 The Sports Councils – Sport England, Sport Wales, Sports Scotland, Sport NI – and leading sport bodies are working together and with respective governments to understand what any EU ban will mean for the stock of 3G AGPs in the UK and the timings for any legislative decisions.

6.94 While the Sports Councils have committed to explore alternative artificial pitch systems and more sustainable infill products, the Position Statement also highlights that at the current time there are no widely available alternative infill products that are effective, suitable for all weather conditions and that deliver the required performance standards. As such artificial grass pitches can only be planned with what is available to meet the standards required by the sports to be played.

6.95 There is also a management issue in relation to the transfer of material outside the 3G area. The proposed pitch has been designed to allow effective run-off areas to help better contain the surface material. Containment is also part of the management plan and condition 11, recommended by Sport England, requires details to be submitted to show the containment strategy for the rubber infill and how this will be monitored.

6.96 ***Economic considerations***

The construction and operational phases would support employment opportunities and therefore the proposal would have some economic benefit. 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.

6.97 An Employment and Skills Plan (ESP) has been submitted in support of the application setting out a commitment to be guided by the Podsmead Economic and Social Plan (2023) which has as one of its five key objectives the promotion of enterprise, employment and skills development. During construction and once facilities are open the primary contractor and partners will be encouraged and supported to develop, promote or contribute to employment, skills or training opportunities for local residents and residents from across the City.

6.98 **Conclusion**

The application is in accordance with allocation SA6 in the Gloucester City Plan and will deliver a number of significant benefits in the provision of additional community, sport and health facilities in Podsmead.

This application has been considered in the context of the policies and guidance referred to above. The proposal is consistent with those policies and guidance in terms of design, materials, highway safety implications, impact upon the amenity of any neighbours and the local area; the proposal is acceptable and accordingly it is recommended that planning permission be granted.

7.0 **RECOMMENDATION OF THE HEAD OF PLACE**

7.1 That planning permission is GRANTED subject to the following conditions;

Condition 1

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

Reason

To comply with the requirements of Section 91 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 carried out in accordance with the application form, and drawing numbers:

- 703-FWP-APP-01 P1 – Site Location plan
- 703-FWP-APP-03 P3 – Proposed Site Layout
- 703-FWP-APP-04 P3 – Proposed Phasing Plan
- 703-FWP-APP-05 P2 – Ground Floor Plan

- 703-FWP-APP-06 P2 - First Floor Plan
- 703-FWP-APP-07 P2 – Roof Plan
- 703-FWP-APP-08 P2 – North Elevation
- 703-FWP-APP-09 P2 – South Elevation
- 703-FWP-APP-10 P1 – East and West Elevation
- 703-FWP-APP-16 P1 – Proposed Bicycle Storage

Reason

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

Condition 3

Notwithstanding the details submitted, use of the development shall not commence until a detailed Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan shall apply to the use of the Community Hub, car parking, natural grass pitches and artificial grass pitch. It shall include but not be restricted to the recommendations set out in the submitted by Noise Impact Assessment prepared by Acoustic Consultants Ltd, (Rev C, dated 26/01/2023) and details of:

- a) The construction of the Sports and Community Hub building.
- b) Management of the facilities.
- c) Hours of use.
- d) The use, implementation, and management of a 'No Whistle Policy'. With the use of whistles restricted to competitive games and less sensitive daytime periods.
- e) The inclusion of noise restricting neoprene isolators to the support posts of all perimeter fencing.
- f) Maintenance.
- g) Mechanism whereby noise complaints can be made and logged.
- h) Management responsibilities and a mechanism for review.

The development shall not be used otherwise than in strict compliance with the approved Plan.

Reason

To protect the noise climate and amenity of local residents

Condition 4

No demolition or development shall start within the application site 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

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 4, 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

No development shall start until a detailed design, maintenance and management strategy and timetable of implementation for the surface water drainage strategy presented in the Flood Risk Assessment/Drainage Strategy [Blackbridge Community Sports Hub, Gloucester – Flood Risk Assessment - Rev 07] has been submitted to and approved in writing by the Local Planning Authority.

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. In particular, the scheme should have:

- a solution to achieve CIRIA C753 water quality standards for the access road and car park
- attenuation basins with side slopes that do not exceed a 1 in 4 gradient.
- natural stone mitred headwalls with no railings for the outlets / inlets which are less than 350 mm in diameter, in line with the latest, 'sewers for adoption' publication
- natural stone clad headwalls, with black estate railings for the outlets / inlets which are 350 mm, or greater, in diameter

Should the adjacent residential development, which will feed surface water flow into the Sports Hub site, go ahead, then the flow controls at the Sports Hub site shall be re-designed, re-approved by the Local Planning Authority, and re-installed, to suit the new flow rates.

Reason

To ensure the development is provided with a satisfactory means of drainage and thereby reducing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality.

Condition 7

No development shall commence until details of the design and layout of the artificial grass pitch, 100 x 60m (c/w run-offs), has been submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England). The artificial grass pitch and pavilion shall not be constructed other than in accordance with the approved details.

Reason

To ensure the development is fit for purpose and sustainable.

Informative. The applicant is advised that the pitch should be built in accordance with RFU guidance note 7: Artificial Rugby Turf and tested bi-annually by an accredited testing laboratory in order to achieve and maintain World Rugby Regulation 22.

Informative: The applicant is advised that the pitch should be tested in accordance with The FA standard code of rules and be registered on the FA Register for 3G Football Turf Pitches.

Informative (artificial grass pitches for Steps 1 to 6 of the FA's National League System) – The applicant is advised that pitches to be used for Step 1 and Step 2 level football matches should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules.

Condition 8

No work shall commence on the grass pitches details of the design and layout of the grass pitches for football, rugby and cricket, have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The grass pitches shall not be constructed other than in accordance with the approved details.

Reason

To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy.

Informative: The applicant is advised that the design and layout of the grass pitches, is not in line with the adopted playing pitch strategy or in line with the construction of a cricket square.

Condition 9

No development on the grass pitches shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

- (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and
- (ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason

To ensure that the playing field is prepared to an adequate standard and is fit for purpose.

Informative: The applicant is advised that the scheme should comply with the relevant industry Technical Guidance, including guidance published by Sport England. Particular attention is drawn to 'Natural Turf for Sport', (Sport England, 2011).

Condition 10

Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to pavilion, car parking, natural grass pitches and artificial grass pitch and include details of pricing policy, hours of use, access by non-members, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason

To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport.

Condition 11

Before the artificial grass pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. This should include measures to ensure the replacement of the Artificial Grass Pitch within the manufacturers' specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the artificial grass pitch. This should also include measures to show the containment strategy for the rubber infill, and how this shall be monitored.

Reason

To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport.

Condition 12

Prior to first occupation, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The details shall clearly demonstrate that floodlighting/lighting will not cause excessive light pollution or disturb or prevent bat species using key corridors, forage habitat features or accessing roost sites. The details shall include, but not be limited to, the following:

- i. A drawing showing sensitive areas and/or dark corridor safeguarding areas.
- ii. Description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate.
- iii. A description of the luminosity of lights and their light colour including a lux contour map.
- iv. A drawing(s) showing the location and where appropriate the elevation of the light fixings.
- v. Methods to control lighting control (e.g., timer operation, passive infrared sensor (PIR)).

All external lighting shall be installed in accordance with the specifications and locations set

out in the approved details. These shall be maintained thereafter in accordance with these details. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason

To ensure proper provision is made to safeguard protected species and their habitats.

Condition 13

The sport pitch floodlights will not be turned on and used between local calculated times for sunset and sunrise throughout the period May to September (inclusive), unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure proper provision is made to safeguard protected species and their habitats.

Condition 14

No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include, but not be limited to the following:

1. Risk assessment of potentially damaging construction activities including provision for protected species,
2. Identification of 'biodiversity protection zones' including (but not exclusively) hedgerows and mature trees,
3. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including appropriate protection measures for Broad-leaved Woodland (and Crypt School U), bats (foraging/commuting bats and prior to/during demolition of the Pavilion), Badgers and other mammals, breeding birds and invertebrates,
4. The locations and timing of sensitive works to avoid harm to biodiversity features (e.g., daylight working hours only starting one hour after sunrise and ceasing one hour after sunset),
5. The times during construction when specialist ecologists need to be present on site to oversee works,
6. Responsible persons and lines of communication,
7. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person,
8. Use of protective fences, exclusion barriers and warning signs; and
9. Ongoing monitoring including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

A report by an appropriately qualified and experienced ecologist confirming that the required mitigation and/or compensation measures detailed in the CEMP have been satisfactorily completed and detailing the results of site supervision and any necessary remedial works, shall be submitted to the Local Planning Authority for approval within 3 months of the date of

substantial completion of the development or at the end of the next available planting season, whichever is the sooner. Any approved remedial works shall subsequently be carried out under the strict supervision of an appropriately qualified and experienced ecologist following approval.

Reason

To ensure proper provision is made to safeguard protected species and their habitats.

Condition 15

A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior commencement of the development. The content of the LEMP shall include the following:

1. Full specification of habitats to be created using native species of local provenance including aquatic habitat, Grassland, Hedgerows, Shrub and Tree planting;
2. Full specification for bird and bat boxes together with dead wood piles and invertebrate homes;
3. Description and evaluation of features to be managed;
4. Ecological trends and constraints on site that might influence management;
5. Aims and objectives of management;
6. Appropriate management options for achieving aims and objectives;
7. Prescriptions for management actions;
8. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
9. Details of the body or organization responsible for implementation of the plan; and
10. Ongoing monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason

To ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area.

Condition 16

If the development hereby approved does not commence within 12 months from the date of the planning consent (or, having commenced, is suspended for more than 12 months) update dusk emergence/dawn re-entry surveys of the Pavilion will be undertaken to establish if there have been any changes in the presence/absence of roosting bats and identify any likely new potential ecological impacts that may arise from any changes.

Where the update survey results indicate that changes have occurred that will result in

ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement (or re-commencement) of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable

Reason

To ensure proper provision is made to safeguard protected species and their habitats.

Condition 17

No development above floorplate level shall be carried out until details of the proposed development boundary fences/walls have been submitted approved in writing by the Local Planning Authority. The details shall include a plan indicating the positions, design, materials and type of boundary treatment to be erected and a timescale for implementation. The development shall be carried out in accordance with the approved details.

Reason

In the interests of visual amenity.

Condition 18

No development shall take place until there has been submitted to and approved by the Local Planning Authority in writing, a comprehensive scheme of landscaping, which shall include indications of all existing trees (including spread and species) and hedgerows on the land and details of any to be retained together with measures for their protection during the course of development, together with the design and location of proposed seating and bins.

Reason

In the interests of visual amenity.

Condition 19

All planting, seeding, or turfing and provision of the seating and bins in the approved details of landscaping for the development shall be carried out in the first planting and seeding season following the occupation of the respective building(s) or completion of the respective developments, whichever is the sooner. Any trees or plants which within a period of five 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.

Reason

In the interests of visual amenity.

Condition 20

No development including demolition, site clearance, materials delivery or erection of site buildings, shall start on the site until measures to protect trees/hedgerows on and adjacent to the site have been installed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

These measures shall include:

1. Temporary fencing for the protection of all retained trees/hedgerows on and adjacent to the site whose Root Protection Areas (RPA) fall within the site to be erected in accordance with BS 5837(2012) or subsequent revisions (Trees in Relation to Design, Demolition and Construction). Any alternative fencing type or position not strictly in accordance with BS 5837 (2012) shall be agreed in writing by the Local Planning Authority prior to the start of development. The RPA is defined in BS5837(2012).
2. Construction Exclusion Zone (CEZ): The area around trees and hedgerows enclosed on site by protective fencing shall be deemed the CEZ. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, site compounds, cabins or other temporary buildings, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within the CEZ, unless agreed in writing with the Local Planning Authority.

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.

Reason

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

Condition 21

Where excavations or surface treatments are proposed within the root protection areas (RPA) of retained trees and hedgerows, full details shall be submitted to and approved in writing by the local planning authority before any development starts. The RPA is defined in BS5837:2012. Details shall include the proposed locations of excavations and/or surface treatments, proposed methods & specifications of excavations and/or surface treatments and any post excavation remedial works. All excavations or surface treatments shall be carried out in accordance with the approved details.

Reason

To prevent damage to or loss of trees.

Condition 22

No removal of trees/scrub/hedgerows shall be carried out on site between 1st March and 31st August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.

Reason

To ensure that the nature conservation interest of the site is protected.

Condition 23

The development hereby permitted shall not be brought into use until the highway improvements/offsite works have been provided broadly in accordance with the details as shown on the approved plan drawing number SK03 rev D and have been completed in their entirety.

Reason

To ensure the safe and free flow of traffic onto the highway.

Condition 24

Prior to commencement of the development hereby permitted details of a Construction

Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:

- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Advisory routes for construction traffic;
- Any temporary access to the site;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud and dust being carried onto the highway;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Highway Condition survey;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.
- Dust mitigation.
- Noise and vibration mitigation.
- Mitigation of the impacts of lighting proposed for the construction phase.
- Measures for controlling leaks and spillages, managing silt and pollutants.
- Plans for the disposal and recycling of waste

Development shall take place only in accordance with the approved CEMP.

Reason

In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development and to protect existing and proposed properties from the impacts of short-term exposure to noise, vibration, light and dust nuisance.

Condition 25

The development, shall only take place whilst running concurrently in accordance with the submitted travel planning measures and initiatives to assist in promoting travel to and from the site by sustainable transport by staff and visitors, mitigating travel to the site by single occupancy cars in accordance with the submitted Travel Plan Statement contained within the submitted Transport Statement.

Reason

To reduce vehicle movements and promote sustainable travel.

Condition 26

The development hereby permitted shall not be occupied until the cycle storage facilities/motorcycle facilities have been made available for use in accordance with the submitted plan drawing no. 7034-FWP-APP-16 P1 and SK04 rev A and those facilities shall be maintained for the duration of the development.

Reason

To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up.

Condition 27

The development hereby permitted shall not be occupied until the vehicular parking and turning facilities including EV charging facilities have been provided in accordance with the submitted plans drawing no(s) SK04 rev A and SK02 rev B, and those facilities shall be maintained available for those purposes thereafter.

Reason

To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided and to promote sustainable travel and healthy communities.

Condition 28

The development hereby approved shall not be brought into use until the means of access for vehicles, pedestrians and cyclists have been constructed and completed as shown on drawing 703-FWP-APP-03 P3.

Reason

In the interest of highway safety.

Condition 29

The development hereby approved shall not be brought into use until visibility splays are provided as shown on the approved submitted plan drawing number SK02 rev B. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above carriageway level.

Reason

In the interests of highway safety.

Condition 30

Before the first use/occupation of the development hereby permitted, details of any external plant, including ventilations facilities, air conditioning equipment and their noise generation levels, and any noise attenuation measures shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that the cumulative assessment level (excess of rating level over background level (LA90) level of sound emitted from any fixed plant or machinery associated with the development shall not exceed 0dBA. All measurements shall be made in accordance with the methodology of BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound. Only external plant in accordance with the approved details shall be provided on the site.

Reason

To ensure there is no detrimental noise effects upon the amenities of the area or nearby properties

Condition 31

Before the first use/occupation of the development hereby permitted, details of the arrangements for internal air extraction, odour control, fume control, noise control and discharge to atmosphere from cooking operations, including a maintenance schedule for all equipment, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed in their entirety before the use hereby permitted is commenced, shall thereafter be maintained in accordance with the maintenance schedule(s) and shall be operated at all times when cooking is being carried out.

Reason

To prevent unacceptable odour or noise pollution

Condition 32

No work above floor plate level shall be carried out until samples of the external materials proposed to be used including full details of the proposed photovoltaic panels and associated equipment have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

To ensure that materials are in keeping with the surrounding area and to provide for high quality design.

Condition 33

Prior to the commencement of the use hereby permitted, the measures to reduce the buildings CO2 emissions recommended in the Energy and Sustainability Statement dated February 2023 shall be implemented and thereafter maintained for the duration of the use.

Reason

In the interest of sustainability.

Condition 34

No development shall take place until details of the proposed timescale for commencement and completion of Phase two of the development has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved timescale.

Reason

To ensure that the scheme is completed and provides sufficient benefit to the development of sport.

Condition 35

The development hereby permitted shall not be open to customers outside the hours of 08.00 to 22.00 with the site vacated and closed between the hours of 23.00 to 08.00 on any day.

Reason

To protect the noise climate and amenity of local residents.

Condition 36

The external floodlighting hereby permitted shall not be operated on the premises outside the hours of 08.00 to 22.00 on any day.

Reason

To ensure the proposed development does not have an adverse effect on the character and appearance of the area or the amenities of nearby properties.

Condition 37

During the construction phase (including demolition and preparatory groundworks), no machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or dispatched 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 noise climate and amenity of local residents.

Condition 38

The construction phase for the development hereby approved shall comply with the measures set out in the submitted Employment and Skills Plan.

Reason

In the interests of delivering local employment and skills training opportunities.

Notes**Note 1**

The details of the arrangements for internal air extraction, odour control, noise control and discharge to atmosphere from cooking operations required by condition 31 shall include an assessment using the principles of EMAQ's Guidance on the 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (EMAQ, 2018)

Note 2

It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particularly reference is made to "respecting the community" this says:

Constructors should give utmost consideration to their impact on neighbours and the public

- Informing, respecting and showing courtesy to those affected by the work;
- Minimising the impact of deliveries, parking and work on the public highway;
- Contributing to and supporting the local community and economy; and
- Working to create a positive and enduring impression and promoting the Code.

The CEMP should clearly identify how the principal contractor will engage with the local community; this should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service

Level Agreement for responding to said issues.

Contractors should ensure that courtesy boards are provided, and information shared with the local community relating to the timing of operations and contact details for the site coordinator in the event of any difficulties. This does not offer any relief to obligations under existing Legislation.

Note 3

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 4

You are advised that a Traffic Regulation Order (TRO) is required. You must submit a plan to scale of an indicative scheme for a TRO, along with timescales for commencement and completion of the development. Please be aware that the statutory TRO process is not straightforward; involving advertisement and consultation of the proposal(s).

You should expect a minimum of six months to elapse between the Highway Authority's TRO Team confirming that it has all the information necessary to enable it to proceed and the TRO being advertised. You will not be permitted to implement the TRO measures until the TRO has been sealed, and we cannot always guarantee the outcome of the process.

We cannot begin the TRO process until the appropriate fee has been received. To arrange for a TRO to be processed contact the Highway Authority's Legal Agreements Development Management Team at highwaylegalagreements@gloucestershire.gov.

The cost of implementing any lining, signing or resurfacing required by the TRO is separate to the TRO fees, which solely cover the administration required to prepare, consult, amend and seal the TRO.

Note 5

The development hereby approved includes the carrying out of work on the adopted highway. You are advised that before undertaking work on the adopted highway you must enter into a highway agreement under Section 278 of the Highways Act 1980 with the County Council, which would specify the works and the terms and conditions under which they are to be carried out.

Contact the Highway Authority's Legal Agreements Development Management Team at highwaylegalagreements@gloucestershire.gov.uk allowing sufficient time for the preparation and signing of the Agreement. You will be required

to pay fees to cover the Councils costs in undertaking the following actions:

Drafting the Agreement

A Monitoring Fee

Approving the highway details

Inspecting the highway works

Planning permission is not permission to work in the highway. A Highway Agreement under Section 278 of the Highways Act 1980 must be completed, the bond secured, and the Highway Authority's technical approval and inspection fees paid before any drawings will be considered and approved.

Note 6

If there are trees in neighbouring properties that could be affected by the proposed development. In the interest of good neighbour relationships, it would be helpful to consult with your neighbour on the proposed works if you have not already done so. Care will be required to minimise damage to the trees through the development activities such as ground compaction and root severance. You have a legal duty to exercise reasonable care in carrying out any works that may impact adjacent trees. The future impact of the trees in neighbouring properties upon the proposed properties should also be considered particularly in terms of shading impacts and the potential for tree root related subsidence damage. Further information is available on [Guide-to-Trees-and-the-Law](#)

Person to Contact: Caroline Townley (396780)