

# GLoucester City Council - Development Control

Committee:	Planning
Date:	4 <sup>th</sup> July 2023
Address/Location:	New Dawn View, Gloucester
Application No:	23/00280/OUT
Ward:	Podsmead
Expiry Date:	28 <sup>th</sup> June 2023
Applicant:	Gloucestershire County Council Asset Management and Property Team
Proposal:	Erection of up to 30No. dwellings with all matters reserved (apart from access).
Report by:	F. Ristic
Appendices:	Site location plan and floor plans

## 1.0 SITE DESCRIPTION AND PROPOSAL

The application site is located in the eastern portion of the Podsmead estate to the south of Gloucester City. The site is a parcel of land in the south-east corner of Blackbridge sports field. The field has planning permission subject to a S106 to become a new sports hub with sports pitches, facilities, landscaping and drainage. The application site is at the end of an existing residential development called New Dawn View and there is an existing public right of way along the eastern and southern boundary of the site. The site would be accessed through the existing residential development of New Dawn View. To the south-west is Crypt Grammar School and to the east is a former railway cutting. The Blackbridge allotments are to the north-east of the site. The site is in flood zone 1 and is not in a conservation area. The site is allocated in the Gloucester City Plan for approximately 30 houses under policy SA.11.

## 1.1 Proposal

The proposal is outline for a residential scheme (for a maximum of 30 dwellings) with all matters reserved except access. Access to the site will be from the existing highway to the north-east of the site. The applicants have confirmed that the existing public footpath would be incorporated into the new layout. At reserved matters stage the scheme will comply with the National Design Guide and Building with nature. The design includes a section of the site to the west which includes a number of new trees, retained trees and an attenuation basin. This section has been designed in accordance with the neighbouring sports hub landscaping plans. The vehicle speeds will be controlled by traffic speed humps on the access road.

The applicant has stated that there would be no more than 30 dwellings and an indicative mix of units on the site would be:

Affordable homes

1No. 1 bed – (16.7%) [Cat 3]

3No. 2 bed – (50%)

2No. 3 bed – (33.3%)

TOTAL – 6 affordable dwellings. 2 Shared ownership, and 4 rented (mix between affordable and social rent to be agreed)

Open market based on the indicative plans:

2No. 1 bed – (8.3%)

8No. 2 bed – (33.3%)

10No. 3 bed – (41.6%)

4No. 4 bed – (16.5%)

The applicant is proposing 20% affordable housing on the site and 1 self-build unit (5% of the total units).

## 2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
11/00724/OUT	Outline application for 14 new dwellings, new allotments and associated works (means of access not reserved).	Granted	16.01.2014
14/01317/OUT	Revised outline application for 14 new dwellings, new allotments and associated works (following grant of outline permission under application no.11/00724/OUT) to allow for amended access arrangements from Stroud Road. (Appearance, Landscaping, Layout and Scale reserved for future consideration).	Granted	11.02.2015
16/00885/REM	Reserved Matters application for approval of the Appearance, Landscaping, Layout and Scale of the development for 14 new dwellings, new allotments and associated works pursuant to outline planning permission no.14/01317/OUT.	Granted	16.12.2016
16/01128/CON DIT	Discharge of conditions 5 (acoustic specifications), 6 (F/1 road-safety audit and non-motorised-user context report), 7 (vehicular parking and turning facilities), 8 (external materials and details), 9 (boundary treatments), 10 (drainage), 11 (management and maintenance of streets), 12 (dust suppression), 13 (Construction Method Statement), 14 (remediation of contaminated land), 16 (reptile mitigation strategy), 17 (archaeology) and 20 (cycle storage) of outline planning permission 14/01317/OUT (revised outline application for 14 dwellings - Blackbridge Allotments, Stroud Road)	All discharged	07.07.2017

### RELEVANT PLANNING POLICY

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

**National guidance**

National Planning Policy Framework (NPPF) and Planning Practice Guidance.

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

Relevant policies from the JCS include:

SP1 - The need for new development  
SP2 – Distribution of new development  
SD4 – Design requirements  
SD.8 – Historic Environment  
SD.9 – Biodiversity and Geodiversity  
SD.10 – Residential development  
SD.11 – Housing Mix and standards  
SD.12 – Affordable housing  
SD14 – Health and environmental quality  
INF1 –Transport network  
INF.3 – Green Infrastructure  
INF4 – Social and community Infrastructure  
INF.7 -Developer Contributions

**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 (existing policies) 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.

**Development Plan****Gloucester City Plan**

Gloucester City Plan ("City Plan") will deliver the JCS at the local level and provide policies addressing local issues and opportunities in the City. The plan has now been adopted so significant weight may be given to individual policies.

Relevant policies from the Gloucester City Plan (2023) include

A1 – Effective and efficient use of land and buildings  
A6 – Accessible and adaptable homes  
C1 – Active design and accessibility  
C3 – Public open space, playing fields and sports facilities  
E6 – Flooding, sustainable drainage, and wastewater  
F1 – Materials and finishes  
F2 – Landscape and planting  
F6 – Nationally described space standards

G1 – Sustainable transport

G2 – Charging infrastructure for electric vehicles

SA11 – Land off New Dawn View

All policies can be viewed at the relevant website address:- national policies:  
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>  
Gloucester City policies:  
<http://www.gloucester.gov.uk/resident/planning-and-building-control/planning-policy/Pages/current-planning-policy.aspx>

## **CONSULTATIONS**

### **Ecology**

Reviewed the updated BNG figures and note that positive net gain can be achieved through hedgerow retention and enhancement as well as positive net gain for the other habitats on site through retention of the woodland and planting trees within the development area. The proposals in the BNG report should be expanded upon in the LEMP (to include provision for protection of retained habitats - woodland and hedgerows) to ensure that positive biodiversity net gain for hedgerows and other habitats can be achieved in reality. The LEMP can be conditioned and submitted for review prior to commencement.

### **Trees**

No objection to the outline plan as proposed. However, we would need to add some conditions for information that we would need to see in the reserved matters;

-A revised and updated tree report, arboricultural method statement, and impact statement, relevant to the building plan.

I would also like to see the foundation type and foundation depths of the buildings within potential influencing distance of buildings according to the building plan. Need to make sure the building plan gives room to grow for the existing trees and there will be no conflict with trees as the site matures.

### **Highways**

No objection subject to conditions.

Location The site forms part of the wider regeneration of the area of Podsmead. The site is allocated for approximately 30 dwellings in the Gloucester City Plan (GCP) 2011-2031 (Site Allocation ref: SA11: Land off New Dawn View). The proposed development site is accessible by non-car modes of travel and is located within a convenient walking and cycling distance of a number of key local services and facilities. A commuting bus service to Gloucester is available (service numbers 62, 64 and 63 gold). Development of the proposed site will therefore provide future residents with a viable choice of travel modes which in turn will help to reduce the use of the private car. In the opinion of GCC as the local highway authority the development site is considered to be located within a fairly sustainable location.

Vehicular Access - Vehicular access to the site will be via a priority T-junction from Stroud Road, which follows the same vehicular access arrangement for an approved planning

application reference 14/01317/OUT (Residential development). It can be demonstrated that the existing access as shown on drawing number SK01 rev B, can provide suitable levels of emerging visibility and it is concluded that the existing junction of New Dawn View and Stroud Road can safely accommodate the relatively low increase in vehicle movements proposed by the development.

Highway Impact I have reviewed the TRIC's data from the submitted Transport Statement dated November 2021 and for robustness I have carried out my own TRIC's (v7.10.1) analysis for comparison. A residential development consisting of 30 dwellings in a sub-urban environment will generate 132 two-way vehicle movements on a weekday with 15 vehicle movements in the AM peak (8am-9am) and 15 vehicle movements in the PM peak (5pm-6pm). The largest number of arrival trips would be in the PM peak (5pm-6pm) consisting of 15 vehicles. The cumulative impact of approximately 44 dwellings (this is the existing 14 dwellings approximately which are built and currently occupied and accessed from New Dawn View plus the proposed 30 dwellings for this application) is 194 two way daily vehicle movements in a day with 22 vehicle movements in the AM peak (8am-9am) and 21 vehicle movements in the PM peak (5pm-6pm). The largest number of arrival trips would be in the PM peak (5pm-6pm) consisting of 21 vehicles. I have reviewed GCC's Personal Injury Collision data (PIC), and there are no personal injury collisions that have been recorded on the local highway network in the immediate vicinity of the site within the past 5 full years and there are no clusters with common causation nearby that might indicate any inherent safety issues or suggest that this section of highway is not operating in a safe manner. I am more than satisfied that the proposed development, continuation of cul-de-sac would not compromise the safety or performance of New Dawn View/Stroud Road or the wider highway network. Based on the level of vehicle movements generated by the proposed development and taking into consideration the cumulative impact I do not consider that this will have a serve impact on to the highway network.

Travel Plan GCC would not seek a travel plan for this scale of development. However, GCC would welcome the prospect of a welcome pack being submitted at the next application stage.

Site Layout - This is reserved, however should be subject to the County's Technical Specification for New Streets guidance February 2020 and Manual For Gloucestershire Streets July 2020, providing suitable continuous two-way tracked passing roads, footways to all dwellings of typically 2m. Parking provided for dwellings to allow for disabled users of sufficient numbers based on local parking survey evidence with visitor parking at 1 space per 5 units and incorporated into the layout with footways and tapers to allow for ease of ingress/egress. Bin collection points which should be adjacent to refuse vehicle routing. All parking should be designed to enable electric vehicle charging according with NPPF paragraph 112.

In light of the revised NPPF July 2021 paragraph 131 states "Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users." This will need to be addressed. Please refer to national design standards Ciria SUDs Manual C753 and Homes England Streets for a Healthy Life issue 1.

Summary The Highway Authority has undertaken a robust assessment of the planning application. 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.

Based on all of the submitted information presented at this application stage, I recommend that no highway objection be raised subject to the following conditions being attached to any permission granted:

Condition 1. No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority.

2. Details of the layout, (hereinafter called "the reserved matters") (including surface water drainage/disposal, street trees, vehicular parking including visitor parking, turning head(s), street lighting, EV charging facilities and secure and covered cycle parking facilities all within the site) shall be submitted to and approved in writing by the local planning authority

3. The development hereby approved shall not be occupied until the applicant has submitted to and had approval in writing from the Local Planning Authority a residential welcome pack

Informatives 1. For avoidance of doubt the submitted highway layout plan has been treated as being for illustrative purposes only.

2. 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

3. The development hereby approved includes the construction of new highway

4. All new streets must be tree lined as required in the National Planning Policy Framework..

5. 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](mailto:Network&TrafficManagement@gloucestershire.gov.uk) before undertaking any work

6. It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full

### **Drainage - Council's drainage officer**

As the LLFA has pointed out, the proposed point of discharge for the surface water is different on this application, compared with the sports hub application.

I understand that part of the land that the outfall pipe (shown below) crosses, is owned by the City Council. The City Council may not want a pipe bisecting their land in this manner (if the Sports Hub does not go ahead) as it could interfere with future development plans. It would be better for the pipe to discharge into the ditch on the west side of the open space

(at a location where it is deemed to have a good onward flow route). This issue may be resolved by condition if preferred – suggested wording in section 4.0, below.

## **1.0 Flood Risk At The Site**

EA flood mapping shows the site as being located in flood zones 1, and so I do not have any concerns over fluvial flood risk at the site. Similarly, the surface water flood mapping does not show any significant risk.

### **1.1 Design Flood Level (Estimated Flood Level)**

Flood zone 1 so n/a

### **1.1 Sequential Test**

Flood zone 1 so not required

### **1.2 Exception Test**

Flood zone 1 so not required

### **1.2.1 Finished Floor Levels**

Flood zone 1 so n/a

### **1.2.2 Safe Access / Egress**

Flood zone 1 so n/a

## **2.0 Impact of The Development On Flood Risk Elsewhere**

### **2.1 Loss In Floodplain Storage Volume**

Flood zone 1 so n/a

### **2.2 Surface Water Management**

The proposed discharge rate of 1.5 l/s is deemed acceptable.

The applicant should note that for the final detailed design which will be submitted to discharge the drainage SuDS condition, the Cv values should be set to 1.0.

As has been commented on application 23/00103/FUL, we require that the basin side slopes are no steeper than in 1 in 4. This can be secured by condition, as per section 4.0.

Applicable notes on the attenuation basin are as per those from those submitted against application 22/00103/FUL. Contrary to application 00/00103/FUL, this application shows no inlets / outlets over 350 mm in diameter, and so all headwalls can be of the type shown in Fig C1):

Large pre-cast concrete headwalls and galvanised key-klamp railings should be avoided wherever possible as they detract from the naturalistic look that we are trying to achieve in these open spaces.

All the inlets and outlets are below 350 mm in diameter, and so all these can have the natural stone, mitred, headwalls (with no edge restraints) shown in the document, '*Design and Construction Guidance for foul and surface water sewers offered for adoption under the Code for adoption agreements for water and sewerage companies operating wholly or mainly in England ("the Code")*', which has been signed up to by all water companies, including STW. A screenshot of the design is shown below.

Approval of acceptable headwall design to be secured via condition (Section 4.0).

Further, depending on the final detailed design of the other attenuation basins at the site, we may request that the basin associated with this development has an area of permanent (or semi-permanent) water, to provide better habitat (managed via condition).

### **3.0 SuDS (Water Quality)**

The basin and permeable paving ensures that the CIRIA C753 water quality standards are met.

### **4.0 Conditions**

I would recommend inclusion of the condition set out below:

#### **Detailed Design for Surface Water Drainage**

### **County Council**

This application has been assessed for impact on various GCC community infrastructure in accordance with the "Local Development Guide" (LDG). The assessment also takes account of CIL Regulations 2010 (as amended). This assessment is valid for 1 year, except in cases where a contribution was not previously sought because there were surplus school places and where subsequent additional development has affected schools in the same area, GCC will reassess the education requirement. Any contributions agreed in a S106 Agreement will be subject to the appropriate indices

#### **Number of places requested**

**Primary** - Gloucester Primary Schools <= 2 miles travel distance -The proposal is for 30 dwellings of which 27 are qualifying dwellings for education. This number of qualifying dwellings would be expected to generate an additional demand for 10.40 primary school places. The current County Council forecasts show there will be adequate surplus capacity available to accommodate numbers arising from this development. Therefore, Gloucestershire County Council is not requesting a contribution towards the provision of primary places at this time. There are 20 primary schools <=2miles, across a number of Gloucester primary planning areas. Data for all 20 schools has been provided. Therefore 0 places required.

**Secondary** – age 11-16 The Gloucester Secondary Planning Area is forecast to be full. Gloucestershire County Council is therefore requesting a secondary (age 11-16) contribution of £109,127.25 towards the provision of these places. The closest non-selective schools to this development are Gloucester Academy (1.4 miles) and Holmleigh Park High School (1.5 miles), there is not a catchment school. 4.59 places - **£109,127.25**

**Post 16 Places Impact** - Secondary – age 16-18 Gloucester Secondary. The Gloucester Secondary Planning Area is forecast to be full 1.62 spaces - **£38,515.50**.

**Library Impact** - The nearest library to the application site, and the library most likely to be used by residents of the new development, is Tuffley Library and/or Matson. The new development will generate a need for additional resources at this library, and this is costed on the basis of £196.00 per dwelling. A financial contribution of **£5,880.00** is therefore required to make this application acceptable in planning terms. The financial contribution will be to improve customer access to services through refurbishment and upgrades to the existing library building, improvements to stock, IT and digital technology, and increased services.

**CIL/S106 Funding Position** There are currently no mechanisms or mutually agreed financial arrangements in place between the LPA as CIL Charging Authority and GCC to fund GCC



strategic infrastructure from the CIL regime to mitigate the impact of development as it occurs. The level of CIL charged on a development does not cover the amount of developer contributions that would be required to contribute towards the strategic infrastructure necessary to mitigate the impact of that development

The proposed site has previously been subject to a geophysical survey. There are some potential archaeological features noted by the survey but without archaeological evaluation it is not possible to either confirm they are significant nor to discount them. Given the issues on site it has previously been agreed to address this by condition. The proposed scheme does involve a number of groundworks that will damage archaeological remains if they are present. I therefore advise that the following conditions be attached should you be minded to grant consent:

### **Archaeology**

The proposed site has previously been subject to a geophysical survey. There are some potential archaeological features noted by the survey but without archaeological evaluation it is not possible to either confirm they are significant nor to discount them. Given the issues on site it has previously been agreed to address this by condition. The proposed scheme does involve a number of groundworks that will damage archaeological remains if they are present. I therefore advise that the following conditions be attached should you be minded to grant consent:

***SC45 Archaeological Written Scheme of Investigation- Submission of Details***

***SC46 Archaeological Written Scheme of Investigation- Implementation of Approved Scheme***

### **Environmental Health - Noise**

I do not consider that there would be any practical measures that could minimise noise from the grass pitches given the proposed layout. Therefore I have no objection to the application in terms of noise. The recommendation of the noise assessment, in terms of alternative ventilation, should be implemented.

### **Lead Local Flood Authority**

The proposal demonstrates adequate space to accommodate attenuation storage to allow discharges from the site to be controlled to greenfield equivalence. The proposal needs to be considered in conjunction with information included in the proposal 23/00103/FUL. Confused by the discharge from the balancing pond shown in drawing 19589-RAP-XX-XX-DR-C-3101 Rev B being through a pipe to the head of the Black Ditch on the opposite side of the site while in drawing 18527-RAP-XX-XX-DR-C-3100 Rev A, included with the FRA for 23/00103/FUL, this discharge is discharged via a swale to an adjacent pond. Clarity over which is to be used would be appreciated. The proposal in 23/00103/FUL looks more sensible. I don't see this as reason for objection as it can be resolved at the detailed design stage that can be the subject of a condition.

The LLFA has no objection to this proposal and would recommend the following condition be applied to any consent granted against this application:

Condition: No building works hereby permitted shall be commenced until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority and corresponding notes.

### **Contaminated land**

We have looked over the documents submitted and historical records for the site. The site itself has been open fields, bounded by railway and in more recent times sports pitches. We note there were some ground remediation works in relation to the New Dawn View application 16/01128/CONDIT, we do not have access to the details of these works. As the development is for a more sensitive land use, it would be prudent for the applicant to carry out a desk study in the first instance, we recommend a tiered condition

### **Sport England**

It is understood that the proposal will prejudice the use, or lead 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, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). 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*
- *land 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 meets with one or more of five specific exceptions.'*

Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:

[https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing\\_fields\\_policy](https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy)

### **Proposal and Impact on Playing Field**

The proposal is for the erection of up to 30No. dwellings with all matters reserved (apart from access). There is a loss of approximately 1.18 hectares of playing field.

### **Assessment against Sport England Policy**

This application proposed the loss of existing playing field land and is not considered to meet exceptions 2 - 5 (inclusive). It therefore needs to be considered against exception 1 of the above policy, which states:

*E1- A robust and up to date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.*

I have therefore assessed the existing and proposed playing fields against the above policy to determine whether the proposals meet exception 1.

Sport England has worked closely with officers of City Council along with a number of the national governing sports in the preparation of the adopted playing pitch strategy, (PPS) and have fed into the adopted Local Plan.

The site, subject of this planning application, has the reference SA11 in the adopted Local Plan. It was agreed several years prior to Local Plan adoption that there was a need to

create a sports hub at Blackbridge Sports Ground to meet the needs of cricket, football and rugby. The PPS, which has been kept up to date, since its adoption, highlighted the need for need for a full size (100 x 64m c/w run-offs) 3G artificial grass pitch on the sports hub. The figures supported the loss of the area SA11 to ensure there was not a deficit of playing field in this area.

Part of Policy SA11 description states:

*The proposal to allow the loss of limited playing field land to support the delivery of the Blackbridge Sports and Community Hub (Policy SA06) is supported by the PPS Delivery Group. The use of a small part of the site for residential development releases the wider site to deliver significant net gains including a full-sized 3G pitch, grass pitches, a health and wellbeing building and opportunities for informal physical activity. On this basis, it is considered the proposal meets in whole or in part the Sport England exception tests relating to the loss of playing field land.*

The application for the new sports hub, 23/00103/FUL, which was support by the Football Association/Football Foundation, England and Wales Cricket Board, the Rugby Football Union and Sport England is currently under assessment by the City Council and I believe is due to planning committee in June this year.

The applicants have shown that the location of the housing will not impact on the proposed cricket pitch, thus addressing the East Meon V East Hampshire DC & South Downs NPA ball strike issue.

Regarding the *heads of terms*, Sport England was not expecting any contributions towards playing fields but we would *encourage* the City Council to consider collecting contributions towards built facilities because the occupiers of new development, especially residential, will generate demand for sporting provision. The existing provision within an area may not be able to accommodate this increased demand without exacerbating existing and/or predicted future deficiencies. Therefore, Sport England considers that new developments should contribute towards meeting the demand that they generate through the provision of providing additional capacity off-site in this instance. The level and nature of any provision should be informed by a robust evidence base such the Gloucester City Built Facilities Strategy.

### **Conclusions and Recommendation**

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception 1 of our Playing Fields Policy.

### **Housing Strategy**

#### *Summary*

For the application to be acceptable the Applicant must set out the detail of the Affordable Housing provision, including bedroom, sizes persons, SQM and compliance with M4(2) and M4(3). This would then be set out in the related S106 agreement. The current heads of terms do not have the requisite detail. This information is required in order to show compliance with JCS policy SD11, SD4 and Gloucester City Plan Policy A6. The application needs to address the effective use of land alongside delivery of a progressive approach to active transport. The reduction in car parking spaces will assist to ensure the mix of dwellings meets the city's Housing need. For the application to be acceptable HPST (Housing Projects and Strategy Team) will also expect the Heads of terms to reflect: • compliance with Nationally Described Space Standards (NDSS) • that the rented homes to be provided as Social Rent • That all Social Rent will be to double occupancy standard The M4(2) homes must be split almost

equally across the Open Market homes and the Affordable Housing homes, so providing Open Market and Affordable Housing homes for each tenure type. The proposal is to include a 1 x 1-bed 2 person M4(3) home, which if confirmed is required to be a socially rented home. 2 Functional outdoor private amenity space is being provided, in particular balconies for apartments, in line with policy A1 (4.1.13) The application should focus on walking, wheeling (e.g., scooters, wheelchairs), cycling and public transport being natural the first choice for all who wish. HPST will support a scheme that minimises car parking and encourages active transport in line with the G1 and G2 of the City Plan. Stroud Road junction will need to be looked at by County Highways Department. The outline application does not comply with Policy SD11 Housing Mix and Standards in the Joint Core Strategy (JCS) due to the lack of detail on the provision of the affordable housing and the proposed size. Details of a suitable and agreed affordable housing mix must be included in the Heads of Terms prior to approval to make the proposal acceptable.

### Conclusions

The lack of detail regarding the provision of Affordable Housing and the proposed size of homes means that the application does not comply with Policy SD11 and needs to be resolved through detailed Heads of Terms to make the application acceptable and policy compliant.. The City Council has numerous precedents of developers agreeing such detail at Outline stage. Without this detail there is no guarantee the development will meet the priorities housing needs of the City. If the applicant provides the range of open market dwellings in line with our recommendation, this will help to create will provide a mixed and balanced community, complying with JCS policy SD11. HPST will expect: • A condition to ensure all homes comply with Nationally Described Space Standards (NDSS) • that all Social Rent will be to double occupancy standard apart from 5 bedroom which can be 9 person. • inclusion of a 5 bedroom home • The M4(2) homes split almost equally across the Open Market homes and the Affordable Housing homes (see table 4) and for this to be reflected in planning condition and the S106 agreement The application for a 30 home development has potential to be a good opportunity to address the City's housing need as set out in the main body of this response.

### **Severn Trent**

Having viewed the submitted Flood Risk Assessment (dated Feb 2023 Job number: 19-589) and Development Enquiry (SAP refs: 8381132 & 8381217) I can advise I have no objections to the drainage proposals subject to them not changing.

The FRA states foul sewage is proposed to discharge to the public combined 300mm sewer, and surface water is proposed to discharge to a nearby watercourse; we would recommend discussing the surface water proposals with the LLFA.

Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website ([www.stwater.co.uk](http://www.stwater.co.uk)) or by contact our Development Services Team (Tel: 0800 7076600).

### **County Minerals**

The applicant needs to consider the use of secondary aggregate/recycled aggregate in the developments construction and recommends the below conditions

1. CONDITION –

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

**CONDITION –**

No above-ground development shall commence until full details of the provision made for facilitating the management and recycling of waste generated during occupation have been submitted to and approved in writing by the local planning authority.

**County Council Public Right of Way Team**

We would have concerns about public safety on this footpath and how that can be managed with the potential for a significant number of increased vehicles using the footpath. It seems to be a well-used route for children getting to the local secondary school and to use the sports fields.

The new housing will also impact on an existing green space, presumably used by the public for exercise. This is a holding objection but more comments will be provided in advance of committee.

**Landscape**

In terms of landscape matters, the proposed, draft site layout is acceptable and any reserved matters scheme should be accompanied by a full planting plan and schedule. I would expect to see more trees along the western boundary, where space allows. I would also want to see some local traditional variety orchard tree species planted in the wider green space areas to the SW, to help mitigate for the lost vegetation around the site perimeter. Good street tree provision will also be required, as per NPPF Para 131.

If there is to be retained water within the attenuation basin (wet pond), then marginal and emergent planting should be incorporated. If the basin is dry, then some tree and shrub/scrub planting should be included in the basin area. I fully support the drainage officer's comments regarding the provision of minimally intrusive headwall design, as well as ensuring the route of any outfall pipes are located appropriately (this can be secured via planning conditions).

There may be some requirement for ballstop netting between the proposed new dwellings and the playing pitch to the west, to prevent footballs (and potentially cricket balls) striking the new houses. This would need to be carefully considered at REM stage. It may be appropriate to include a planning condition to ensure that this aspect is fully assessed, and suitable provision made, in advance of constructing the new homes.

Regarding loss of POS/formal playing field – this has already been accepted, the site is allocated for housing in the City Plan (SA11), and it is considered that the loss of part of the area of formal playing field land is sufficiently offset by the proposed Blackbridge Sports Hub development on the field to the west of the site. The improved formal sporting provision, including an all-weather 3G pitch, will mitigate for the loss of playing field land. However, there is no provision being made for formal play on the application site. I have attached the S.106 (off-site financial contributions) calculation and would request that the Formal Play contribution of £50k is provided by the applicant in respect of the provision of 30no. new housing units. The Blackbridge Hub site layout has a space allocated for 'future play area' and the requested £50k contribution would be able to provide play facilities in the immediate vicinity of the application site, which would be reasonable and appropriate provision for the residents of the new development.

*Note – The applicant has offered to pay £50K for the Blackbridge Play facilities*

## **Police**

### Development Layout

The proposed layout utilises the perimeter blocking, a technique which when used correctly can enhance the security of all the properties. The introduction of parking spaces accessed under a Flat over Garage (FOG) removes any of the intended security, this open access to the rear gardens would provide opportunity to illegally enter each property. These parking areas and each FOG are prone to anti-social behaviour (ASB), offering secluded spaces for groups to gather, shelter from the weather or suitable place for children to play ball games.

### Policies

Neither the Design and Access Statement or the Planning Statement contain any reference to the implementation of any measures to prevent crime or ASB. Any future designs for this development should demonstrate how crime prevention has been implemented throughout the design to address the following Supplementary Planning Documents, Adopted Policies and Legislations require measures to prevent crime, the perceived fear of crime and ASB.

Gloucester City Council's Supplementary Planning Document "Designing Safer Places" which provides guidance and offers **"Good design is fundamental in creating usable, sustainable, attractive places and communities that are pleasant to be in. Taking into account community safety and how the users of the environment will behave and feel in a particular place is a key element of good design. This includes doing the utmost to ensure the safety of the community by using good design to reduce the opportunities for crime and to create positive places where people are safe and feel safe."**

**The Joint Core Strategy** for Cheltenham, Gloucester and Tewkesbury describes Policy SD4: Design Requirements

v. Safety and security; New development should be designed to contribute to safe communities including reducing the risk of fire, conflicts between traffic and cyclists or pedestrians, and the likelihood and fear of crime.

Paragraph 130 of the National Planning Policy Framework (NPPF) explains **Planning policies and decisions should ensure that developments:**  
**(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience**

Paragraph 134 of the National Planning Policy Framework (NPPF) explains **Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.**

Paragraph 12 of the Healthy and Safe Communities section of the Practical Planning Guidance (PPG) explains **Good design that considers security as an intrinsic part of a masterplan or individual development can help achieve places that are safe as well as attractive, which function well, and which do not need subsequent work to achieve or improve resilience. However good security is not only about physical**

**measures and design; it requires risks and mitigation to be considered in a holistic way.**

Section 17, Crime and Disorder Act 1998 asks for the **Duty to consider crime and disorder implications**

**(1) Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.**

### Policy

Policy	Officer Comments
SP1: The Need for New Development	Policy applies - no conflict.
SP2: Distribution of New Development	Policy applies – no conflict.
SD1: Employment – except retail development	Policy applies – no conflict.
SD3: Sustainable Design and Construction	Policy applies. Application needs to demonstrate sustainability. See policy for full requirement. In addition please note an Energy Statement as well as a Waste Minimisation Statement is required for all major development.
SD4: Design Requirements	Policy applies.
SD8: Historic Environment	The City Archaeologist will provide comments and will confirm if applicable.
SD9: Biodiversity and Geodiversity	Policy applies - 2iii still to be addressed: <i>“Encouraging new development to contribute positively to biodiversity and geodiversity whilst linking with wider networks of green infrastructure. For example, by incorporating habitat features into the design to assist in the creation and enhancement of wildlife corridors and ecological stepping stones between sites.”</i>
SD10: Residential Development	Policy applies.
SD11: Housing Mix and Standards	Policy applies.
SD12: Affordable Housing	Policy applies.
SD14: Health and Environmental Quality	Policy applies. Council’s specialists to comment.
INF1: Transport Network	Policy applies. Highway Authority to comment.
INF2: Flood Risk Management	Policy applies. Flooding and drainage specialist officer to comment.
INF3: Green Infrastructure	Case officer to advise.
INF6: Infrastructure Delivery	Case officer to advise.
INF7: Developer Contributions	Case officer to advise.

### Gloucester City Plan 2023-2031 (GCP)

This is a fully adopted plan whose policies carry significant weight in the decision-taking process.

Policy	Officer Comments
A1: Effective and efficient use of land and buildings	Policy applies – applicant to address in full application through design and access

	statement. Note – cycle parking required and enhancements to built and natural environment
A6: Accessible and adaptable homes	Policy applies and comments from the Housing Strategy team should be considered.
A7: Self build and custom homes	This is a 30 house scheme, and the policy applies. The applicant will have to demonstrate that they can fulfil the requirements. (agreed 1 plot on site)
C1: Active design and accessibility	Policy applies – ensure statement regarding accessibility is submitted with application and options for active travel i.e. cycle storage.
C2: Allotments	Not applicable in that allotments are not being lost to development, but the scheme could consider new provision if appropriate.
C3: Public open space, playing fields and sport facilities	<p>The policy applies, but the site is allocated and the loss of an area of playing field has been addressed through the allocation process.</p> <p>The land currently forms playing field land as part of the wider Blackbridge site. The proposal allow the loss of limited playing field land to support the delivery of the Blackbridge Sports and Community Hub (Policy SA06) is supported by the PPS Delivery Group. The use of a small part of the site for residential development releases the wider site deliver significant net gains including a full-sized 3G pitch, grass pitches, a health and wellbeing building and opportunities for informal physical activity. On this basis, it is considered the proposal meets in whole or in part the Sport England exception tests relating loss of playing field land.</p>
C5: Air Quality	Policy applies.
D1: Historic environment	Heritage colleagues to provide comments.
D2: Non designated heritage assets	Heritage colleagues to provide comments.
D3: Recording and advancing understanding of heritage assets	Heritage colleagues to provide comments.
E1: Biodiversity and geodiversity	Policy applies. Information required on biodiversity net gain to be supplied and reviewed by the Council's ecology/biodiversity consultants. Mitigation measures may also be required to be built into the urban fabric – e.g. bee bricks, bat/bird boxes etc.
E2: Nature Recovery Area	May apply depending on evidence submitted to E1 above and recommendations from biodiversity specialist.
E3: Green/Blue Infrastructure	Policy applies. See comments on INF3 above.
E4: Flooding, sustainable drainage, and wastewater	Policy applies. Specialist officer to comment.
E6: Development affecting Cotswold Beechwoods Special Area of Conservation	Policy applies and the applicant should undertake their own HRA (to the satisfaction of Natural England) or make per dwellings payments as per the Cotswold Beechwoods



	Mitigation Strategy.
E7: Trees, woodlands, and hedgerows	The policy applies and in this location we would expect significant tree planting on site. If there is a new street proposed it should be tree lined as per para 131 of the NPPF.
F1: Materials and finishes	Policy applies.
F2: Landscape and planting	Policy applies.
F3: Community safety	Policy applies.
F4: Gulls	Policy applies but gulls may not be in great numbers in this location.
F6: Nationally Described Space Standards	Policy applies.
G1: Sustainable transport and parking	Policy applies.
G2: Cycling	Policy applies - requires safe and secure access by cycle.
G3: Walking	Policy applies.
G4: Broadband connectivity	Policy applies.
G6: Water efficiency	Policy applies.

## **PUBLICITY AND REPRESENTATIONS**

Neighbouring properties were notified and a site notice was published.  
Letters of objection were received with the following points –

### National policy

Michael Gove has abandoned councils building a set number of houses

As of December 2022 there are 202 brownfield sites in Gloucester that could be used

### Allotments

Pollution from road next to the vegetable plots

### Highways

The entrance to the site is already narrow and unsafe without the addition of 60 new cars. The railway bridge near New Dawn View is already dangerous. The pavements either side are narrow. The addition of 3000 houses at Whaddon will add to the problem. Pupils of Crypt School use the route near New Dawn View and when the original houses were being constructed the route had to be closed. At the moment New Dawn View is quiet and children can play on it. Traffic very busy with parents dropping off children at Crypt school. Have to wait to get out onto Stroud Road. St Barnabus roundabout regularly has traffic queued in all directions. Not adequate pedestrian crossings for people to access amenities from the proposed development. There is very little public transport in the area, people will need to use their own cars. Access through New dawn View would increase the number of people picking up and dropping off students for Crypt school.

Loss of green open space - currently lots of wildlife on the field. Also used by residents for free recreation (walking, dog walking, picnics, teenagers playing). Houses being built devastating for wildlife and affect clean air. There will be no peaceful space left. County Council is custodian of the field for the benefit of the local community. Proposal is contrary to the Gloucester Open Space Strategy. Will remove 1/3 of the current field from public use. Against trying to be carbon neutral. Consultation of site being allocated in the City plan was not wide enough to capture all users of the space.

Statement of community involvement – At the time when discussing the sports hub, the residents were told by the developers not to comment on the housing as that would be at the planning application stage. Why is

Construction traffic and contractors parking - Unsafe lots of students walk along road to go to Crypt and dog walkers. Also noise, mess and disruption from the construction phase.

Layout of road – is it designed to allow for further development in the future?

Views – fantastic views across the fields to the hill will be lost

Blackbridge Allotments – the small parking area is often taken up with people dog walking or taking their children to school causing problems for allotment holders with mobility problems.

Drainage – Residents increasingly affected by water running off the hill. The water cannot soak away if the area is increasingly covered in tarmac. Tuffley rose garden is increasingly waterlogged. Blackbridge Field is a known spot for flash flooding. Should the housing and the proposed sports development not have their own balancing ponds. Will the ponds be fenced off, when it is dark could people fall in the ponds?

Affordable housing- Concerned that it would become like Kingsway with massive gang problems and knife culture

Eco friendly houses – what does this actually mean

Noise – will developers be aware of the noise from the new pitches and make buyers aware and the issue of the floodlights for neighbours.

Burglaries- worried about potential burglaries as there is an unhindered run from Stroud Road to Cole Avenue

Transfer of land ownership – With the transfer of the land for the sport centre and housing, what assurances are there that the rest of the field would be available to the public at no extra cost. What assurances are there that the rest of the field will not be developed into a housing estate once the 3G pitches are built.

County Councillor – Andrew Miller – objection

Object to proposed plans . Understand houses have been on the plan for some time and that the residents of New Dawn View should have known at the time of purchasing that the housing was proposed, however the proposals not in the interests of residents.

1. Loss of green space – used for dog walking etc in an area which is densely populated
2. Flood zone – Whilst there are proposed solutions for drainage, the current site acts as a soakaway during heavy rain.
3. Transport statement – consider that it is incomplete. The 2 bus routes quoted are rural bus routes. Statement gives the impression that road safety is not an issue, but the site is close to the Tuffley Avenue accidents hot spot where the County Council is about to issue a road safety scheme. Transport statement does not refer to the Gloucester- Stroud cycle route, suggest that it is premature to go ahead with this proposal until that decision has been made. The local grammar schools attract children that are not local which leads to busy roads at school times, do not want to add to the traffic. Application cannot be considered to be sustainable development.

If granted suggest the following conditions –

1. Appropriate level of subsidy for a clean high frequency bus service along the lines of the robin model. Service should take in the area from Gloucester to Stroud Road and include Robinswood Country Park
2. The area from Tuffley Avenue to St Barnabus roundabout be turned into a 20mph area, funding from the development should fund such a scheme
3. Further studies should take place to understand the loss of wildlife from the area and to effect any mitigations require as a result of the studies.

The application can be viewed on: [View your planning applications - Gloucester City Council](#) within the Podsmead ward.

## **OFFICER OPINION**

### ***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.

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.

The development plan consists of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) and the partially saved 1983 City of Gloucester Local Plan and the Gloucester City Council Local Plan (2023). However, as outlined earlier, the 1983 Local Plan is considered to be out-of-date.

It is considered that the main issues with regard to this application are as follows.

- Principle
- Design, layout and landscaping
- Affordable housing
- Effect on living condition of neighbouring properties and the amenity of the new dwellings
- Waste minimisation
- Air Quality
- Drainage
- Trees
- Education and Libraries
- Traffic and transport
- Ecology
- Archaeology
- Contaminated land
- Formal play space
- Economic considerations

## **Principle**

The application site is currently playing field and open space. It is acknowledged that the NPPF aims to protect open space however, the application site forms a housing allocation in the local plan under policy SA11 for maximum of 30 houses. As Sport England have clarified above, the proposal is part of the land transfer for the Blackbridge Sports hub development. One development cannot happen without the other one as the land transfer for the Blackbridge Sports hub happens on the grant of planning permission for the dwellings. This will see upgraded sports provision for the area. There is a loss of approximately 1.18 hectares of playing field. However using Sport England exception 1 which states that -

*E1- A robust and up to date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.*

There are identified needs for improved sports facilities in the area as set out in the Council's Planning Pitch Strategy (PPS). The Blackbridge sports hub has been identified as a suitable location for the creation of a sports hub at Blackbridge Sports Ground to meet the needs of cricket, football and rugby. The PPS, which has been kept up to date, since its adoption, highlighted the need for a full size (100 x 64m c/w run-offs) 3G artificial grass pitch on the sports hub. The figures supported the loss of the area SA11 to ensure there was not a deficit of playing field in this area.

Part of Policy SA11 description states:

*The proposal to allow the loss of limited playing field land to support the delivery of the Blackbridge Sports and Community Hub (Policy SA06) is supported by the PPS Delivery Group. The use of a small part of the site for residential development releases the wider site to deliver significant net gains including a full-sized 3G pitch, grass pitches, a health and wellbeing building and opportunities for informal physical activity. On this basis, it is considered the proposal meets in whole or in part the Sport England exception tests relating to the loss of playing field land.*

Sport England considers that new developments should contribute towards meeting the demand that they generate through the provision of providing additional capacity off-site in this instance. Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception 1 of their Playing Fields Policy. It is therefore not considered that the principle of the use for residential in a residential area would be unacceptable given the allocation which was already assessed through the City Plan, subject to the assessment of the proposal against the other policies.

### **Design, layout and landscaping**

The NPPF requires developments to be of high quality design and respond to local character integrating into the local environment. The NPPF states that good design is a key aspect of sustainable development, and sets out criteria for decision making including ensuring that developments will function well and add to the overall quality of the area, are visually attractive, sympathetic to local character and history while not preventing or discouraging appropriate innovation or change, establish/maintain a strong sense of place, optimise the potential of the site to accommodate an appropriate amount and mix of development, and create safe, inclusive accessible places.

JCS Policy SD4 sets out requirements for high quality design, including responding positively to and respecting the character of the site and surroundings, and being of a scale and materials appropriate to the site and setting.

The proposal would continue the residential development along the south of the site adjoining the existing New Dawn View (albeit with the allotments forming a break between the two developments). The proposal is at outline stage with all matters reserved except access, but the applicant has submitted an indicative layout which would follow the pattern of development on the area. There would be space in the site to design in an adaptable unit and the site would be 20% affordable housing. The proposal seeks to maintain the majority of the existing planting and vegetation at the site.

Regarding policy A1 of the Gloucester City Plan, the applicant explains that the dwellings could be designed to overlook the open space and that the development would link in to the existing pedestrian network giving residents access to local facilities. The applicant has demonstrated that there would be space on the site to provide secure cycle storage for each dwelling and 2 off street parking spaces per property and bin storage. The indicative design would also not prejudice development of adjoining land as required by policy A1 criterion 4. With regards to criterion 5, the indicative plan demonstrates that a scheme can be designed to provide adequate external amenity space for the dwellings. With regard to criterion 7 the site would be able to easily access the adjoining Blackbridge field and the sport facilities at the new Blackbridge Sports hub.

It is considered that based on the information submitted the applicant has demonstrated that a design can be brought forward at the reserved matters stage which would provide a well designed high quality residential development in accordance with Policy SD4 of the JCS and the NPPF.

### **Affordable Housing**

The application will provide 20% affordable housing in accordance with the requirement in the Gloucester City Plan (2023). The proposal would also provide 4% part M4 (3) compliant units. The proposed housing mix would be agreed at reserved matters stage. The indicative layout also demonstrates that it would be possible to include a mix of unit types and sizes to ensure a balanced community.

The applicant has also agreed to 1 self-build plot which is 5% of the total units as per policy A7 of the Gloucester City Plan (2023).

### **Effect on the living conditions of neighbouring properties and amenity of new dwellings**

Paragraph 127 (f) of the NPPF provides that planning 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.

The site is in close proximity to the new proposed sports pitches and the railway line. The applicant provided a noise assessment to consider these issues. Existing landscaping would be retained as screening and new planting is proposed to ensure that the development is separated from the noise sources. The indicative layout shows that the properties could be designed to have good surveillance of each other and the adjoining open space. The indicative layout shows that the new properties could be designed to meet Nationally Designed Space Standards (2015) and would all have private amenity space, bin storage and waste bin storage. It is therefore considered that the proposed dwellings would be acceptable in terms of amenity for the new residents.

In term of impact on existing residents, the site would be well separated from existing properties to the north by the proposed sports hub and Blackbridge Fields. It would be separated from the existing properties at New Dawn View by the Blackbridge Allotments. It is acknowledged that there are some neighbour objections regarding highways as the new housing would use the same access as the properties on New Dawn View, but there is no objection from County Highways regarding the access. It is therefore not considered that the proposal would significantly affect the amenity of neighbouring residential properties.

### **Waste Minimisation**

The applicant submitted a waste minimisation statement and measures would be put in place to minimise packaging waste during construction and returning excess products to suppliers. It is recommended that a condition on the permission ensures that the applicant adheres to the waste minimisation strategy and recycling plan.

### **Air Quality**

The air quality report concludes that air quality is not a constraint and this is agreed by the Council's Environmental Health officer.

### **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.

The application site is located in flood zone 1 where there is a low probability of flooding. The applicant has submitted a Flood Risk Assessment and drainage strategy. The strategy is based on Sustainable drainage principles and includes permeable paving and the use of water butts. The Councils drainage engineer and LLFA have been consulted and are not satisfied with the existing drainage proposals between the sports hub and the housing scheme having different drainage outfalls. The Councils drainage Officer and LLFA have therefore recommended conditions regarding the detailed drainage design. The proposal therefore would be in accordance with policy INF.2 of the JCS (2017)

### **Trees**

The applicant has aimed to retain as many trees on the site as possible and there will also be replacement trees planting, 4 trees would need to be removed totaling 70.5m<sup>2</sup> of canopy spread but the applicant has confirmed that the proposed trees canopy with replacement plating would be 470m<sup>2</sup>. The council's tree officer has no objection to this outline stage but would like a condition on the permission asking for additional information at reserved matters stage.

### **Education and Libraries**

This application has been assessed for impact on various GCC community infrastructure in accordance with the "Local Development Guide" (LDG). The assessment also takes account of CIL Regulations 2010 (as amended). The County Council have assessed the site against current provision and the below is a summary

Number of places requested

**Primary** - The current County Council forecasts show there will be adequate surplus capacity available to accommodate numbers arising from this development. Therefore, Gloucestershire County Council is not requesting a contribution towards the provision of

primary places at this time.

Secondary – age 11-16 The Gloucester Secondary Planning Area is forecast to be full. Gloucestershire County Council is therefore requesting a secondary (age 11-16) contribution of **£109,127.25** towards the provision of these places.

Post 16 Places Impact - Secondary – age 16-18 Gloucester Secondary. The Gloucester Secondary Planning Area is forecast to be full and 1.62 spaces are required - **£38,515.50**.

Library Impact - The nearest library to the application site, and the library most likely to be used by residents of the new development, is Tuffley Library and/or Matson. The new development will generate a need for additional resources at this library, and this is costed on the basis of £196.00 per dwelling. A financial contribution of **£5,880.00** is therefore required to make this application acceptable

The applicant has agreed to make the above requested contributions through the S106.

### **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 and sets out that permission will be granted only where the impact of development is not considered to be severe. Policy G3 supports development that protects and enhances convenient, safe and pleasant walking environments, and improvement of walking routes to sustainable transport hubs. It reinforces pedestrians being at the top of the road user hierarchy. Policy A1 requires adequate off-street parking, access, and covered and secure cycle storage.

The application proposal is currently outline with only access reserved. The applicant has included an indicative layout for 30 dwellings which shows two off street parking spaces per property and the applicant explains that there would be policy compliant cycle storage for each dwelling. There are also bus routes within walking distance of the site Connections to existing and proposed walking and cycling routes will also be incorporated within the scheme. In response to neighbours concerns about the proposal in terms of highways, vehicular access to the site will be via a priority T-junction from Stroud Road, which follows the same vehicular access arrangement for an approved planning application reference 14/01317/OUT (Residential development). It can be demonstrated that the existing access as shown on drawing number SK01 rev B, can provide suitable levels of emerging visibility and it is concluded that the existing junction of New Dawn View and Stroud Road can safely accommodate the relatively low increase in vehicle movements proposed by the development. The County Highways officer also looked at the TRICS data and the accident records for the site. It was concluded that based on the level of vehicle movements generated by the proposed development and taking into consideration the cumulative impact he did not consider that this will have a severe impact on to the highway network. The highways officer has requested some highway conditions for the proposal, The proposal therefore complies with policy INF.1 of the JCS (2017).

### **Ecology**

The applicant provided an Ecological Appraisal, Shadow Habitats Regulation Assessment and Biodiversity Net Gain Preliminary Design Stage Report and explains in the Planning Statement that they will improve the incorporate and improve the dismantled railway crossing. This can be improved to provide a local wildlife site.

The Council's Ecologist has reviewed the ecology report and the BNG information and note that positive net gain can be achieved through hedgerow retention and enhancement as well as positive net gain for the other habitats on site through retention of the woodland and planting trees within the development area. The proposals in the BNG report should be expanded upon in the LEMP (to include provision for protection of retained habitats - woodland and hedgerows) to ensure that positive biodiversity net gain for hedgerows and other habitats can be achieved in reality. The LEMP can be conditioned and submitted for review prior to commencement.

The application will need to provide payment for the Cotswold Beechwoods using the agreed formula. This has been agreed by the applicant and will also be in the S106.

#### **Archaeology**

The site has previously been the subject of a survey. There are some potential archaeological features noted by the survey but without archaeological evaluation it is not possible to either confirm they are significant nor to discount them. Given the issues on site it has previously been 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 the suggested conditions are attached should consent be granted.

#### **Contaminated land**

The Council's Environmental Health have looked at the records for the site and have recommended a tiered contaminated land condition.

#### **Formal Play Space**

There is no on-site provision being made for formal play. Using the formula there should be a formal Play contribution of £50k provided by the applicant in respect of the provision of 30 no. new housing units. The Blackbridge Hub site layout has a space allocated for 'future play area' and the requested £50k contribution would be able to provide play facilities in the immediate vicinity of the application site, which would be reasonable and appropriate provision for the residents of the new development. The applicant has agreed to provide £50k for offsite formal play provision.

#### **Economic considerations**

There would be building works as part of this application so there would be economic opportunities with the construction phase and this 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 limited weight to the case for granting permission.

#### **Conclusion**

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 allocation, drainage, ecology, impact upon the amenity of any neighbours and the local area, impact on the character of the area and impact on the highway network. The proposal is acceptable and accordingly permission should be granted subject to conditions.

#### **RECOMMENDATION OF THE PLANNING DEVELOPMENT MANAGER**

That delegated authority is sought for officers to **GRANT** planning permission subject to no new substantive planning issues being received by 06/07/2023 and subject to a S106 with



the following Heads of terms and the following conditions –

- Secondary school contribution of **£109,127.25**
- Ages 16-18 contribution of - **£38,515.50**.
- Library Impact contribution of **£5,880.00**
- Cotswold Beechwoods
- 20% Affordable housing
- 1 self build plot
- £50K** formal play space - Blackbridge Hub site

**Condition 1**

Details of the appearance, landscaping, layout and scale (hereinafter called “the Reserved Matters”) shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced and the development shall be carried out in accordance with the approved details.

**Reason**

The application is in outline only and the reserved matters referred to in the foregoing condition will require further consideration.

**Condition 2**

Application for the approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

**Reason**

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

**Condition 3**

The development hereby permitted shall be begun either before:

- (i) the expiration of five years from the date of this permission, or
- (ii) before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

**Reason**

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

**Condition 4**

The development hereby permitted shall provide no more than 30 dwellings.

**Reason**

To define the scope of the permission.

**Condition 5**

The development hereby permitted shall be carried out in accordance with the drawings on the following plans except where otherwise required by conditions of this permission:

- Air Quality Assessment by Redmore Environmental.
- Archeology Evaluation by Cotswold Archaeology
- Archeology DBA and Geophysical Survey by Oxford Archaeology
- FRA and Drainage Assessment by Rappor
- Ecological Appraisal by All Ecology

Energy Statement by Daren Evans  
Noise Report by Acoustic Consultants  
sHRA by All Ecology  
Transport Assessment by Rappor  
Tree Report by Barton Hyett  
Planning Statement by SF Planning Limited

Received by the Local Planning Authority 29th March 2023 and Updated BNG Assessment received by the Local Planning Authority 15 May 2023:

**Reason**

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

**Condition 6**

No building works hereby permitted shall be commenced until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. The information submitted shall be in accordance with the principles set out in the approved drainage strategy. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The SuDS Manual, CIRIA C753 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and iii. Provide a full risk assessment for flooding during the groundworks and building phases with mitigation measures specified for identified flood risks; and iv. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

**Reason**

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution for the lifetime of the development.

**Condition 7**

Unless otherwise agreed by the Local Planning Authority development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until conditions 1 to 6 have been complied with:

1. A preliminary risk assessment must be carried out. This study shall take the form of a Phase I desk study and site walkover and shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and any other relevant information. The preliminary risk assessment report shall contain a diagrammatical representation (conceptual model) based on the information above and shall include all potential contaminants, sources and receptors to determine whether a site investigation is required and this should be detailed in a report supplied to the Local Gloucester City Council Planning Authority. The risk assessment must be approved in writing before any development takes place.
2. Where an unacceptable risk is identified a scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme

must be compiled by competent persons and must be designed in accordance with the Environment Agency's "Land Contamination: Risk Management" guidance.

3. Detailed site investigation and risk assessment must be undertaken and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place. The investigation and risk assessment must be undertaken by competent persons and must be conducted in accordance with the Environment Agency's "Land Contamination: Risk Management" guidance.

4. Where identified as necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

5. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

6. Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings.

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

#### **Reason**

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

#### **Condition 8**

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 [Rappor: 19-589 Rev 06 20/02/23] (subject to the bullet point modifications set out below), 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. In particular:

- In the event that the adjacent sports hub development does not go ahead (application 23/00103/FUL), a revised route for the surface water outfall pipe and outfall location shall be agreed with Gloucester City Council
- The gradients of the attenuation basin side slopes shall not exceed 1 in 4
- All SuDS inlets / outlet structures shall be of the mitred, natural stone design shown in Figure C1 in the publication, 'Design and Construction Guidance for foul and surface water sewers offered for adoption under the Code for adoption agreements for water and sewerage companies operating wholly or mainly in England ("the Code")', with no handrails required
- An area of permanent or (semi-permanent) water may be required (depending on the final basin design under application 23/00103/FUL) – applicant to discuss detailed design with LPA

The scheme for the surface water drainage shall be implemented in accordance with the approved details and timetable and shall be fully operational before the development is first put in to use/occupied.

**Reason**

To ensure the development is provided with a satisfactory, safe, habitat-rich and aesthetically appropriate, 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 9**

No development shall commence until a LEMP has been submitted to and approved in writing by the local Planning Authority. The LEMP shall then be implemented in accordance with the agreed timeframe

**Reason**

To accord with the Council's policy on Biodiversity Net gain

**Condition 10**

The submitted Waste minimisation plan and recycling strategy shall be adhered to

**Condition 11**

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 12**

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 [specify condition number requiring approval of details for the WSI], 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 13**

No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- 24-hour emergency contact number;
- Hours of operation;
- 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);
- Routes for construction traffic;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud being carried onto the highway;
- Measures to protect vulnerable road users (cyclists and pedestrians)
- Any necessary temporary traffic management measures;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

**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.

**Condition 14**

Details of the layout, (hereinafter called "the reserved matters") (including surface water drainage/disposal, street trees, vehicular parking including visitor parking, turning head(s), street lighting, EV charging facilities and secure and covered cycle parking facilities all within the site) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out in accordance with the approved plans.

**Reason**

To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians in accordance with paragraphs 110 and 112 of the National Planning Policy Framework.

**Condition 15**

The development hereby approved shall not be occupied until the applicant has submitted to and had approval in writing from the Local Planning Authority a residential welcome pack promoting sustainable forms of access to the development. The pack shall be provided to each resident at the point of the first occupation of the dwelling.

**Reason**

To reduce vehicle movements and promote sustainable access.

**Condition 16**

At reserved matter stage the following information shall be submitted –

-A revised and updated tree report, arboricultural method statement, and impact statement, relevant to the building plan. This shall include the foundation type and foundation depths of the buildings within potential influencing distance of trees according to the building plan.

**Reason**

To preserve the ecology and landscaping of the site and we need to make sure the building plan gives room to grow for the existing trees and there will be no conflict with trees as the site matures.

**Condition 17**

The development shall comply with the submitted noise report and details of the methods of ventilation shall be submitted to and agreed in writing by the Local Planning Authority before the development is commenced

**Condition18**

No below or above ground development shall commence until a detailed site waste management plan or equivalent has been submitted to and approved in writing by the local planning authority. The detailed site waste management plan must identify: - the specific types and amount of waste materials forecast to be generated from the development during site preparation & demolition and construction phases; and the specific measures will be employed for dealing with this material so as to: - minimise its creation, maximise the amount of re-use and recycling on-site; maximise the amount of off-site recycling of any wastes that are unusable on-site; and reduce the overall amount of waste sent to landfill. In addition, the detailed site waste management plan must also set out the proposed proportions of recycled content that will be used in construction materials. The detailed site waste management plan shall be fully implemented as approved unless the local planning authority gives prior written permission for any variation.

**Reason**

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

**Condition 20**

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

**Reason**

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

**Condition 21**

The reserved matters submission(s) shall be accompanied by details of the proposed materials, boundary treatments and the surfacing materials for approval by the Local Planning Authority

**Reason**

To ensure a good design for the development in accordance with policy SD.4 of the JCS (2017)

**Condition 22**

The reserved matters submission shall comply with National Space Standards (2015) as supported by Policy F.6 of Gloucester City Plan (2023)

**Condition 23**

The estimated consumption of wholesome water per dwelling per day in the development hereby permitted must not exceed 110 litres of water per person per day.

**Reason**

In order to satisfy Policy G6 of the Gloucester City Plan.

**Informatives:****Note 1**

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucestershire Building Control Partnership on 01453 754871 for further information.

**Note 2**

The Lead Local Flood Authority (LLFA) will consider how the proposed sustainable drainage system can incorporate measures to help protect water quality, however pollution control is the responsibility of the Environment Agency

**Note 3**

Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the LLFA.

**Note 4**

Any revised documentation will only be considered by the LLFA when resubmitted through [suds@gloucestershire.gov.uk](mailto:suds@gloucestershire.gov.uk) e-mail address. Please quote the planning application number in the subject field.

**Note 5**

For avoidance of doubt the submitted highway layout plan has been treated as being for illustrative purposes only.

**Note 6**

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](mailto: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 Council's costs in undertaking the following actions: i. Drafting the Agreement ii. A Monitoring Fee iii. Approving the highway details iv. 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 7**

The development hereby approved includes the construction of new highway. To be considered for adoption and ongoing maintenance at the public expense it must be constructed to the Highway Authority's standards and terms for the phasing of the development. You are advised that you must enter into a highway agreement under Section 38 of the Highways Act 1980. You will be required to pay fees to cover the Council's costs in undertaking the following actions: I. Drafting the Agreement II. Set up costs III. Approving the highway details IV. Inspecting the highway works You should enter into discussions with statutory undertakers as soon as possible to co-ordinate the laying of services under any new highways to be adopted by the Highway Authority. The Highway Authority's technical approval inspection fees must be paid before any drawings will be considered and approved. Once technical approval has been granted a Highway Agreement under Section 38 of the Highways Act 1980 must be completed and the bond secured.

**Note 8**

All new streets must be tree lined as required in the National Planning Policy Framework. All proposed street trees must be suitable for transport corridors as defined by Trees and Design Action Group (TDAG). Details should be provided of what management systems are to be included, this includes root protections, watering and ongoing management. Street trees are likely to be subject to a commuted sum.

**Note 9**

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](mailto: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 10**

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 principle 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. CEMP can include but is not limited to:

- A construction programme including phasing of works;
- 24 hour emergency contact number;
- Hours of operation;
- Expected number and type of vehicles accessing the site; o Deliveries, waste, cranes, equipment, plant, works, visitors; o Size of construction vehicles; o The use of a consolidation



operation or scheme for the delivery of materials and goods; o Phasing of works;

- Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction): o Programming; o Waste management; o Construction methodology; o Shared deliveries; o Car sharing; o Travel planning; o Local workforce; o Parking facilities for staff and visitors; o On-site facilities; o A scheme to encourage the use of public transport and cycling;
- Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residual roads;
- Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
- Location for storage of plant/waste/construction materials;
- Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
- Any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (cyclists and pedestrians);
- Arrangements for temporary facilities for any bus stops or routes;
- Highway Condition survey;
- Method of preventing mud being carried onto the highway; and
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

**Note 11**

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

**Person to Contact:** Fiona Ristic

Planning Application: | 23/00082/FUL

Address: | 31 Westmead Road,  
| Gloucester

Committee Date: | 2<sup>nd</sup> May 2023

## **Appendix 1 – Site location plan**

## **Appendix 2 – Proposed layout plan**