

LATE MATERIAL (APPLICATIONS FOR DETERMINATION)

PLANNING COMMITTEE: 3rd September 2024

ITEM 5 – Former Holly House 23/00954/FUL

Additional Consultation Response from Ecology Adviser

No objection. The revised CEcMP and EMP are very comprehensive documents that address all the issues previously raised although there are a few minor anomalies that still need addressing in terms of references to superseded documents, headings and the number and locations of bird/bat boxes and bug hotels. It is recommended that conditions are attached to any planning permission to secure:

- A final version of the CEcMP to be submitted, approved and implemented together with the reptile strategy.
- The submission, approval and implementation of a strategy for dealing with the presence Japanese Knotweed.
- The submission, approval and implementation of the final version of the EMP.
- Details of external lighting.

Representation from Coney Hill Ward Councillor (Cllr Tracy Millard)

In regard to the planning application by Bromford Housing at proposed Holly House, can I please put on record my support.

The additional housing is much needed in Gloucester. Holly House is currently a site that is not used and at risk of becoming an issue to the local area.

Additional consultation response from County Council Economy & Strategic Planning

It is accepted that 100% affordable housing applications are always more challenging because of viability but it should be noted that from an education perspective, it is recognised that affordable housing can generate more children than non affordable housing and this is stated in the DfE Guidance published in 2023: *Affordable housing typically generates more pupils than market housing. In some locations, families occupying affordable housing may be more likely to move house within the same local area and will not necessarily lead to a net increase in the demand for school places in the short-term. However, in areas where local authorities prioritise allocation of homes to families on waiting lists, affordable housing may be more likely to be backfilled by families in need. Both market and affordable housing development increase the population in a pupil planning area and create permanent demand for school places. Our guidance on estimating pupil yield from housing development provides further advice on developing and using affordable housing pupil yield factors, recognising that additional local analysis may be required to understand differences in pupil yield from different types of affordable housing such as shared ownership and affordable rent.*

As such GCC does have concerns that the additional school places required will not be funded and nor will the additional floorspace, staff or new library stock be provided to mitigate the impact of this development.

OFFICER RECOMMENDATION

The recommendation set out in Section 7 of the report remains unchanged with the inclusion of the following additional conditions:

Condition 2 (updated condition)

The development hereby permitted shall be carried out in accordance with the application form, and drawing numbers:

- 14395-0001 Revision A – Location Plan
- 14395-0002 Revision G – Site Plan
- 14395-0004 Revision D – EV Charging Plan
- 14395-0101 Revision B – House Type 854 – Plans and Elevations
- 14395-0101(2) – House Type 854(B) – Plans and Elevations
- 14395-0102 Revision B – House Type 1003 – Plans and Elevations
- 14395-0103 Revision A - House Type 1010v1 – Plans and Elevations
- 14395-0104 Revision B – House Type 1253 – Plans and Elevations
- 14395-0105 Revision A – House Type 915 Bung – Plans and Elevations
- 14395-PL300 – Site Sections
- 22011-PL-07 Flood Route Plan
- JSL496-RPS-XX-DR-L-9001 Revision P09 – Detailed Soft Landscape Plan
- JSL496-RPS-XX-DR-L-9002 Revision P08 – Planting Palette & Spec
- JSL496-RPS-XX-DR-L-9003 Revision P08 – BNG Measurements
- P23-1689 Figure 3.1 Revision C – Proposed Access Arrangements
- P23-1689 Figure 3.2 Revision E – 20mph Forward Visibility Envelope
- P23-1689 Figure 3.3 Revision D - Refuse Vehicle Swept Path Assessment
- P23-1689 Figure 3.4 Revision D – Fire Tender Swept Path Assessment
- P23-1689 Figure 3.5 Revision C – Estate Car Accessing Parking Bays
- P23-1689 SK16 – Refuse Vehicle (11.2m) Swept Path Assessment

Except where these may be modified by any other conditions attached to this permission.

Reason

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

Additional Conditions:

Condition 35

Notwithstanding the details submitted no development shall take place until a Construction Ecological Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to the measures detailed in the submitted Preliminary Ecological Appraisal, Reptile Mitigation Strategy and Management Plan (Focus Environmental Consultants,

Ref, 2622), any additional measures required as a result of the dormouse surveys and following:

- Risk assessment of potentially damaging construction activities including provisions for protected species,
- Identification of 'biodiversity protection zones' including (but not exclusively) hedgerows and mature trees,
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements),
- The locations and timing of sensitive works to avoid harm to biodiversity features (e.g., daylight working hours only starting one hour after sunrise and ceasing one hour after sunset),
- The times during construction when ecological or environmental specialists need to be present on site to oversee works,
- Responsible persons and lines of communication,
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similar person,
- Use of protective fences, exclusion barriers and warning signs; and
- Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

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

This is a pre-commencement condition to ensure that protected species and their habitats are preserved.

Reason

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

Condition 36

Notwithstanding the details submitted no development shall take place until a Ecological Management Plan (EMP) has been submitted to and approved in writing by the Local Planning Authority. The EMP shall cover the first five years of management and thirty years of management for BNG measures following the commencement of construction and enabling works and include a monitoring regime to ensure habitats establish well and wildlife features remain in good condition. Enhancement measures shall be included for existing natural habitats and created habitats, as well as those for protected species. All Ecological enhancements outlined in the EMP and Preliminary Ecology Assessment (PEA) shall be implemented as recommended in the EMP and the number and location of ecological features to be installed shall be specified.

This is a pre-commencement condition to ensure that protected species and their habitats are preserved.

Reason

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