

## NOTES

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to grant permission for the proposed development subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice if you want to appeal against your local authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If an Enforcement Notice is served relating to the same or substantially the same land and development as in your application, then you must do so within:  
28 days of the date of service of the Enforcement Notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

### Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.

### Other Information

- This permission relates to planning control only. Any other statutory consent necessary must be obtained from the appropriate authority. Building Regulations consent for the development may be necessary and you should approach the Building Control Section of the Council.
- Attention is drawn to the fact that any failure to adhere to the details of approved plans or to comply with conditions attached to permissions constitutes a contravention of the provisions of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken.
- Development begun after the time limit of this permission is unauthorised development in respect of which enforcement action may also be taken.

**Town and Country Planning Act, 1990**  
**(As Amended)**  
**Town & Country Planning (Development Management Procedure)**  
**(England) Order 2015**

To: Rothdean Limited  
C/o Hook Mason Consulting  
FAO Mr DF Baume  
Studio 2  
Thorn Office Centre  
Rotherwas  
Hereford  
HR2 6JT

PLANNING REFERENCE NUMBER AND  
DATE OF APPLICATION  
**P0577/20/OUT**  
**07/05/2020**

In accordance with their powers under the above Act and Regulations, the Council  
as a Local Planning Authority grant

## **OUTLINE PERMISSION**

To the development described below in accordance with the submitted application  
and its accompanying plan(s), but subject to the conditions stated

### **Description of Development**

Outline application for proposed mixed use development and site clearance. (Some Matters Reserved).

### **Address**

**Engelhard Complex, Proposed New Building Valley Road Cinderford**  
Cinderford Parish

### **CONDITIONS ATTACHED TO PERMISSION AND THE REASONS FOR THEM:-**

01. a) The development for which permission is hereby granted shall not be commenced before detailed plans showing the layout, scale, appearance and landscaping of the site (referred to as "the reserved matters") have been submitted to and approved by the Local Planning Authority.
- b) Application for the approval of the reserved matters shall be made not later than the expiration of three years beginning with the date of this permission.
- c) The development hereby permitted shall be commenced not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reasons:

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

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

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

02. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table below.

Reason: For the avoidance of doubt and in the interests of proper planning.

03. The details submitted under Condition (1) shall include provision for properly consolidated and surfaced car parking and manoeuvring facilities. Such facilities shall be provided prior to the dwellings served by them being occupied and shall be kept permanently available for such use with the car parking spaces retained for parking only and the manoeuvring facilities for manoeuvring.

Reason: To ensure the satisfactory provision of off street car parking and servicing facilities, in the interests of road safety and amenity, having regard to Core Strategy Policy CSP.1 and the National Planning Policy Framework.

04. No works shall commence on site on the development hereby permitted until details of pedestrian tactile crossings on the accesses and minor arms along Valley Road have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied and the commercial buildings shall not come into use until the approved works have been completed and are open to the public.

Reason: In the interest of highway safety and to ensure that all road works associated with the proposed development are: planned; approved in good time (including any statutory processes); undertaken to a standard approved by the Local Planning Authority and are completed before occupation and to accord with policy CSP.1 of the Core Strategy and the advice in the National Planning Policy Framework.

05. The details to be submitted under Condition (1) shall include existing and proposed site and floor levels and sections through the site.

Reason: To ensure that adequate information is available for the proper consideration of the detailed proposals, in the interests of amenity and in accordance with Core Strategy Policy CSP.1.

06. Notwithstanding the submitted information, prior to the commencement of the development hereby permitted (apart from demolition works) a land contamination assessment and associated remedial strategy, together with a timetable of works, shall be submitted to and approved in writing by the Local Planning Authority:

(a) The land contamination assessment shall include a desk study and site reconnaissance and shall be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses, identify risks to human health and the environment, and propose a comprehensive site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be submitted and approved in writing by the Local Planning Authority prior to investigations commencing on site.

(b) The site investigation shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to and approved in writing by the Local Planning Authority.

The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

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 off-site receptors in accordance with the National Planning Policy Framework and policy CSP.1 of the Core Strategy.

07. Prior to occupation of the development hereby permitted:

(a) Approved remediation works shall be carried out in full on site under a Quality Assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority in writing.

(b) A completion report shall be submitted to and approved in writing by the Local Planning Authority. The completion report shall include details of the proposed remediation works and Quality Assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the completion report together with the necessary waste transfer documentation detailing what waste materials have been removed from the site.

(c) A certificate signed by the developer shall be submitted to the Local Planning Authority confirming that the appropriate works have been undertaken as detailed in the completion report.

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 off-site receptors in accordance with the National Planning Policy Framework and policy CSP.1 of the Core Strategy.

08. In the event that contamination is found at any time when carrying out the approved development, which has not previously been identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

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 off-site receptors in accordance with the National Planning Policy Framework.

09. The details submitted under condition 1 shall include a scheme of noise protection along the western boundary perimeter of the site. The details shall include a proprietary noise barrier/screen having a minimum mass of 12kg/sqm<sup>2</sup>, which shall be imperforate and be sealed at the base and details to demonstrate that the internal noise levels to be achieved in bedrooms and living rooms in residential properties post construction is 30 dBLAeq T (where T is 23:00 - 07:00) and 35 dBLAeq T (where T is 07:00 - 23:00) and noise levels in gardens and public open spaces should not exceed 55 dB LAeq 1 hour when measured at any period (in accordance with the WHO figure contained in BS8233:2014). Unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure satisfactory living conditions for future occupiers and to accord with policy CSP.1 of the Core Strategy, policies AP4 and AP37 of the Allocations Plan and the advice in the National Planning Policy Framework and National Planning Policy Guidance.

10. Prior to first occupation of a dwelling, appropriate cabling and an outside electrical socket must be supplied for that dwelling to enable ease of installation of an electric vehicle charging point (houses with dedicated parking).

For those parts of the development with unallocated parking i.e. flats/apartments 1 EV charging point per 10 spaces (as a minimum) should be provided to be operational at first occupation of the relevant dwelling.

The charging point must comply with BS7671 or any subsequent amendments. The socket should comply with BS1363 or any subsequent

amendment and must be provided with a locking weatherproof cover if located externally to the building.

Any vehicle charging point shall thereafter be similarly maintained.

Reason: In the interests of providing sustainable transport opportunities and to accord with the advice in the National Planning Policy Framework.

11. Prior to the coming into use of any commercial phase of development, electric vehicle charging points shall be installed in not less than 10% of car parking spaces [or that phase. Charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 (as amended); have a charge point power of not less than 22kw.

Implementation prior to 2024 may be phased with no less than 5% of spaces operational initially and a further 5% made EV charging ready (i.e. incorporating dedicated ducting, service covers and appropriate cabling) to allow additional provision to meet future demand. Charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 (as amended). The initial 5% shall have a charge point power of not less than 22kw and EV charging ready provision to 50kw.

The chargers shall be managed and available for use by employees and visitors and may be subject to payment schemes.

The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point shall be of the same specification or a higher specification in terms of charging performance.

Reason: In the interests of addressing the Climate Emergency ensuring that infrastructure to encourage the use of electric vehicles in accordance with UK Government cleaner road transport strategy 'Road to Zero', paragraph 110 of the National Planning Policy Framework, National Design Guidance, Policy CSP.1 of the Forest of Dean District Council Core Strategy 2012 and Policy AP.1 of the Forest of Dean Allocations Plan 2018.

12. Prior to the submission of details pursuant to condition 1 (the reserved matters) the intrusive site investigations identified within Section 3.16 of the Ground Investigation Report, dated 24 July 2015 shall be carried out and a report of the findings arising from the intrusive site investigations shall be submitted as part of condition 1. The details submitted pursuant to condition 1 shall also include the submission of a layout plan which identifies location of the on-site mine entries together with the calculated zones of influence for each mine entry (off and on-site) and the definition of suitable 'no-build' exclusion zones and a scheme of treatment (remediation scheme) for the on-site mine entries. The approved remediation scheme shall be carried out in accordance with the approved details prior to the commencement of works (other than demolition).

Reason: Insufficient information has been submitted with the application in relation to this item to demonstrate that the interests of prospective users of the site are safeguarded in accordance with the National Planning Policy Framework.

13. There shall be no works, including service runs, within Hollyhill Wood.

Reason: To protect biodiversity in accordance with chapter 15 of the National Planning Policy Framework and Policy CSP.1 of the Core Strategy and Section 40 of the NERC Act 2006.

14. Prior to the commencement of any works including demolition, a phasing and implementation plan, including a timetable, for the establishment and protection of the 15m buffer zone shall be submitted to and approved in writing by the Local Planning Authority.

The buffer zone shall be a minimum of 15m. wide extending from the redline boundary adjacent to Hollyhill Wood as shown on the illustrative Development Master Plan 7025-2-6D. The buffer zone shall be excluded from all development activity apart from that required for the establishment of the buffer and SUDs (dry basin only) that is: the removal of building and structures and hard surfacing, any infilling required, SUDs dry basin and landscaping. The buffer zone plan shall be consistent with the details submitted pursuant to conditions 15 and 21 and shall be implemented and thereafter retained and maintained in accordance with the approved details.

Reason: To protect biodiversity in accordance with chapter 15 of the National Planning Policy Framework and to accord with policy CSP.1 of the Core Strategy, policies AP1 and AP7 of the Allocations Plan and Section 40 of the NERC Act 2006.

15. Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the local planning authority. The CEMP-B shall include, but not necessarily be limited to, the following:
- i. Risk assessment of potentially damaging construction activities;
  - ii. Identification of 'biodiversity protection zones';
  - iii. 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 for Ancient Woodland, reptiles, amphibians (including a precautionary great crested newt PMS) and nesting birds);
  - iv. The location 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 before sunset);
  - v. The times during construction when specialist ecologists need to be present on site to oversee works;
  - vi. Responsible persons and lines of communication;
  - vii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s);

- viii. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period; and
- ix. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

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

At the end of the construction period, a verification report by the EcOW or similarly competent person(s) shall be submitted to the Local Planning Authority.

Reason: To safeguard biodiversity as set out by the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, National Planning Policy Framework Chapter 15 (Paragraphs 174, 180) Circular 06/2005, policy CSP.1 of the Core Strategy and policies AP1, AP7, AP8 and AP37.

16. The development for which permission is hereby granted shall not be commenced until the landscaping scheme submitted under condition 1 and incorporating existing flora has been approved by the Local Planning Authority. The scheme shall be consistent with the details submitted pursuant to condition 17 and include, but not be limited to:
- i. A plan showing existing vegetation to be retained and safeguarded during construction which shall be consistent with any Construction Management Plan.
  - ii. A plan showing areas to be managed as public open space including a final state topography plan, where appropriate.
  - iii. A landscaping implementation phasing plan, where appropriate.
  - iv. Detailed planting / sowing specifications including species, size, density spacing, cultivation protection (fencing, staking, guards) and methods of weed control
  - v. Details of surfacing, boundary treatments means of enclosure and landscaping structures including design, location, size, colour, materials and openings.

Development shall be carried out in accordance with the approved scheme and in accordance with the landscape implementation phasing plan. If at any time in the five years following planting any tree, shrub or hedge shall for any reason die, be removed or felled it shall be replaced with another tree, shrub or hedge of the same species during the next planting season to the satisfaction of the Local Planning Authority.

Reason: In accordance with the principles of good design and the incorporation of biodiversity in and around developments as required in the National Planning Policy Framework Chapter 12 & 15, and to accord with policy CSP.1 and CSP.2 of the Core Strategy and policies AP1, AP4, AP7 and AP8 of the Allocations Plan.



17. Prior to above ground works, an ecological design strategy (EDS) for the buffer zone which shall be consistent with the details submitted to pursuant to conditions 1 and 16 addressing mitigation and enhancement shall be submitted to and approved in writing by the Local Planning Authority.

The EDS shall include the following:

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives, the buffer zone should consist of semi-natural habitats such as woodland, scrub and grasslands, it should include information on suitable boundary fences to gardens and public access and how a dark corridor will be established and maintained.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development,
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance.
- i) Details for monitoring and remedial measures.
- j) Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: Insufficient information has been submitted with the application in relation to these items to demonstrate that satisfactory mitigation and enhancement are achieved in the interests of biodiversity and public amenity and to accord with Policies CSP.1 and CSP.2 of the Core Strategy, policies AP1, AP7 and AP37 of the Allocations Plan and the advice in the National Planning Policy Framework and National Planning Policy Guidance.

18. Prior to above ground works, a landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following:
- a) Description and evaluation of features to be managed.
  - b) Ecological trends and constraints on site that might influence management.
  - c) Aims and objectives of management including those in relation to ancient woodland and bats.
  - d) Appropriate management options for achieving aims and objectives including appropriate enhancement measures.
  - e) Prescriptions for management actions.
  - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
  - g) Details of the body or organization responsible for implementation of the plan.
  - h) Legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer.

- i) Ongoing monitoring and remedial measures.
- j) Timeframe for reviewing the plan.
- k) Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan shall be implemented in accordance with the approved details and thereafter similarly maintained.

Reason: To safeguard biodiversity as set out by Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, the advice in the National Planning Policy Framework and National Planning Policy Guidance and policies CSP.1 and CSP.2 of the Core Strategy and policies AP1, AP7, AP8 and AP37 of the Allocations Plan.

19. Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a dark corridor and lighting strategy including details of external and internal lighting is submitted to and approved in writing by the Local Planning Authority.

The details shall clearly demonstrate that lighting will not cause excessive light pollution or disturb or prevent bat species using key corridors, forage habitat features or accessing roost sites both during and after construction (including site preparation and clearance). The details shall include, but not limited to, the following details:

- i. A drawing showing sensitive areas and/or dark corridor safeguarding areas. It should identify the location and maximum light level thresholds. Lux levels should be evidenced, for example, with lighting contour plans with measures on the horizontal and vertical planes. Lux levels should be in accordance with ILP Guidance Note 08/18 Bats and artificial lighting in the UK.
- ii. Description, design or specification of lighting to be installed including shields, cowls or blinds where appropriate.
- iii. A description of the luminosity of lights and their light colour
- iv. A drawing(s) showing the location and where appropriate the elevation of the light fixings.
- v. Methods to control lighting control (e.g. timer operation, passive infrared sensor (PIR)).

All lighting shall be installed in accordance with the specifications and locations set out in the approved details, and these shall be maintained thereafter in accordance with these details. Under no circumstances should any other external lighting be installed.

Reason: To maintain the existing value of biodiversity on and adjacent to the site to protect foraging/commuting bats in accordance with the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act

1981 (as amended), Circular 06/2005, policies CSP.1 and CSP.2 of the Core Strategy and policies AP1, AP7, AP8 and AP37 of the Allocations Plan.

20. If the development hereby permitted does not commence (or, having commenced, is suspended for more than 12 months) within 3 years from the date of this decision, the approved ecological measures secured pursuant to condition 15 shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to establish if there have been any changes in the presence and/or abundance of bats, amphibians, reptiles or nesting birds and identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the originally approved ecological measures shall be revised and new or amended measures and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development or the re-commencement of development. Works shall then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To protect biodiversity in accordance with chapter 15 of the National Planning Policy Framework & Forest of Dean Core Strategy Policy CSP.1 and Section 40 of the NERC Act 2006.

21. The details submitted under condition 1 shall include an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) in accordance with BS5837:2012. The AMS and TPP should include but not be limited to:

a) A specification for protective fencing and ground protection to safeguard all trees proposed for retention during both demolition and construction phases and a plan indicating the alignment of the protective fencing. The plan shall clearly identify prohibited construction areas.

b) Location and installation of services/ utilities/ drainage.

c) Methods of demolition and construction including boundary treatments and scaffolding within the root protection areas ( RPA as defined in BS 5837: 2012) of the retained trees.

d) Full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specifications within RPA's.

e) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.

f) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires

g) Methodology and detailed assessment of root pruning

h) Arboricultural supervision and inspection by a suitably qualified tree specialist

- i) Reporting of inspection and supervision
- j) Methods to improve the rooting environment for retained and proposed trees and landscaping

Reason: To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with the National Planning Policy Framework Chapter 12, policy CSP1 of the Core Strategy and policies AP1 and AP4 of the Allocations Plan.

22. No development, including demolition shall commence on site until a detailed Sustainable Drainage System (SuDS) Strategy document has been submitted to and approved in writing by the Local Planning Authority. This shall be based on the details set out in the Flood Risk Assessment, Surface Water Management Plan and Foul Drainage Strategy K0941 Rev3 November 2021.

The submitted details shall include a detailed design, demonstrate the technical feasibility/viability of the drainage system through the use of SuDS to manage the flood risk to the site and elsewhere, the measures taken to manage the water quality for the life time of the development and details of measures to deal with surface water during construction.

The approved scheme for the surface water drainage shall be carried out in accordance with the approved details before the first occupation of the development hereby permitted with the exception of the approved scheme of measures for dealing with surface water drainage during construction which shall be implemented upon commencement of development in accordance with the approved details and maintained for the duration of the construction period.

Reason: Insufficient information has been submitted to demonstrate that the development is provided with a satisfactory means of drainage thereby preventing 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 and to accord with policy CSP.1 of the Core Strategy and the advice in the National Planning Policy Framework and National Planning Policy Guidance.

23. No development shall commence until proposals for foul water drainage have been submitted to and approved in writing by the Local Planning Authority. The foul water drainage scheme shall be implemented in accordance with the approved details prior to the development hereby permitted first being brought into use and shall be permanently maintained as such thereafter.

Reason: Insufficient information has been submitted with the application in relation to this item to demonstrate that the satisfactory drainage of the development and prevention of pollution of adjoining land and the water environment are achieved in accordance with Core Strategy Policy CSP.2.

24. No development shall be brought in to use/occupied until a SuDS management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding and to accord with policy CSP.2 of the Core Strategy and policy AP1 of the Allocations Plan.

25. The details submitted under condition (01) shall include a Waste Minimisation Statement. It shall include:

oDetails of the types and volumes of construction and demolition waste likely to be generated including measures to minimise, re-use and recycle that waste and minimise the use of raw materials.

oAll construction and demolition waste to be re-used on site unless it can be demonstrated to the satisfaction of the Local Planning Authority that this is not the most sustainable option.

oWhere waste is generated that cannot be re-used/recycled either on or off site the Detailed Waste Minimisation Statement must set out proposed measures for the disposal of this waste in an environmentally acceptable manner.

oProvision within the residential development of 'on-site' storage receptacles for recycling a range of materials as specified by the Local Planning Authority, at identified locations.

oProvision within commercial and business areas of facilities or allocated areas to sort, treat and manage a majority of the waste produced internal to each of those parts of the site.

oSuitable accessing arrangements for recycle/waste collection vehicles.

Thereafter all of these provisions shall be implemented in accordance with the agreed Waste Minimisation Statement.

Reason: To ensure that the development conforms with waste minimisation requirements in accordance with Policy 36 of the Gloucestershire Waste Local Plan and the Gloucestershire Waste Minimisation Supplementary Planning Document and Core Strategy Policies CSP.2, CSP.3 and CSP.4.

26. The outline permission hereby granted shall be limited to a maximum of 49 dwellings on the area identified on the illustrative masterplan and the commercial development shall be limited to the area identified on the illustrative masterplan.

Reason: To accord with the terms of the application and in the interests of good planning.

27. The commercial development hereby permitted shall only be used for Class B1 and for no other purpose of the Schedule to the Town and Country Planning (Use Classes Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification)).

Reason: To define the use in the interests of amenity in accordance with policy CSP.1 of the Core Strategy.

28. Prior to the commencement of development, details of proposals to make good the gable end of the existing factory as shown on the illustrative masterplan shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme, which shall thereafter be similarly maintained, shall be carried out in accordance with the approved details prior to above ground works.

Reason: In the interests of visual amenity and to accord with policy CSP.1 of the Core Strategy, policies AP1 and AP4 of the Allocations Plan and the advice in the National Planning Policy Framework and National Planning Policy Guidance.

**This permission relates to the following plans:**

<b>Drawing(s) Title</b>	<b>No.(s)</b>	<b>Received on:</b>
Illustrative drawing	7025-2-6E	1 March 2022
Block plan	7025-2-7B	18 August 2020
Location Plan	7025-2-8B	1 March 2022
Existing details	7025-2-9	18 August 2022
Existing details	Unnumbered	2 February 2022

**NOTES**

1. In accordance with the requirements of the National Planning Policy Framework, the Local Planning Authority has sought to determine the application in a positive and proactive manner offering pre-application advice, made available detailed published guidance to assist the applicant and published 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. In addition in order to secure sustainable

development which will improve the economic, social and environmental conditions of the area negotiations have been undertaken to address issues relating to flood risk and to ensure that ecology issues have been addressed.

2. You are advised that a legal agreement dated the 27 September 2022 under Section 106 of the Town and Country Planning Act, 1990, relates to this site.
3. The following information is provided to assist with the details required for condition 9: The Institute of Acoustics published new guidance (Jan 2020) entitled 'Acoustics Ventilation and Overheating- Residential Design Guide' v1.0- to which the acoustic design and thermal comfort of the new dwellings should accord.
4. The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.
5. To assist with the details required in relation to condition 1, the following advice is provided: The primary and secondary estate roads appear to create a straight section beyond the recommended maximum 70m which could be conducive to higher vehicle speeds. The design speed for the layout needs to be established with junction and forward visibility splays demonstrated commensurate with that design speed. The splays are to be accommodated within what will become highway land. The estate roads contain footways either-side of the carriageway. This is acceptable, although crossing facilities should be provided over junctions or where there is likely to be a pedestrian desire, such as where an away from carriageway footpath adjoins the estate roads etc. The indicative masterplan demonstrates a number of cul-de-sacs. Each turning head would need to accommodate a refuse vehicle (plans sized in accordance with the specification of vehicles used by the local authority) turning with sufficient clearance. To overcome the need for refuse vehicle turning the estate roads can be linked to create improve permeability and ease of movement. This will provided a well connected development for all users and accord with the recommendations of Manual for Streets. The development must be subject to a swept path analysis of two large estate cars passing throughout as well as a large car and home delivery vehicle passing throughout. Where such vehicles do not pass, inter-visibility must be provided with consideration given to reaction and stopping time. 500mm clearance is required to all vertical structures, kerb-lines, trees of formal parking spaces. It should be noted that tertiary streets, private drives or areas proposed as shared space may not be accepted for adoption for future maintenance.

*P.M. Williams*  
Head of Paid Service