

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Playing field to rear of 3-29 Paygrove Lane, Gloucester

Applicant Details

Name/Company

Title

Mr

First name

R

Surname

Thompson

Company Name

Cotswold Oak Ltd

Address

Address line 1

c/o coombes everitt architects

Address line 2

105-107 Bath Road

Address line 3

Town/City

Cheltenham

Country

Postcode

GL53 7LE

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Outline application (with means of access offered for consideration) for residential redevelopment of up to 10 dwellings and public open space including associated landscaping, car parking and access.

Reference number

16/01558/OUT

Date of decision (date must be pre-application submission)

23/08/2018

Please state the condition number(s) to which this application relates

Condition number(s)

24

Has the development already started?

Yes

No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes

No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

PL001A site location plan. Technical Note Condition 24 Maintenance and Management of Proposed Streets

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

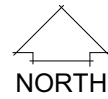
I / We agree to the outlined declaration

Signed

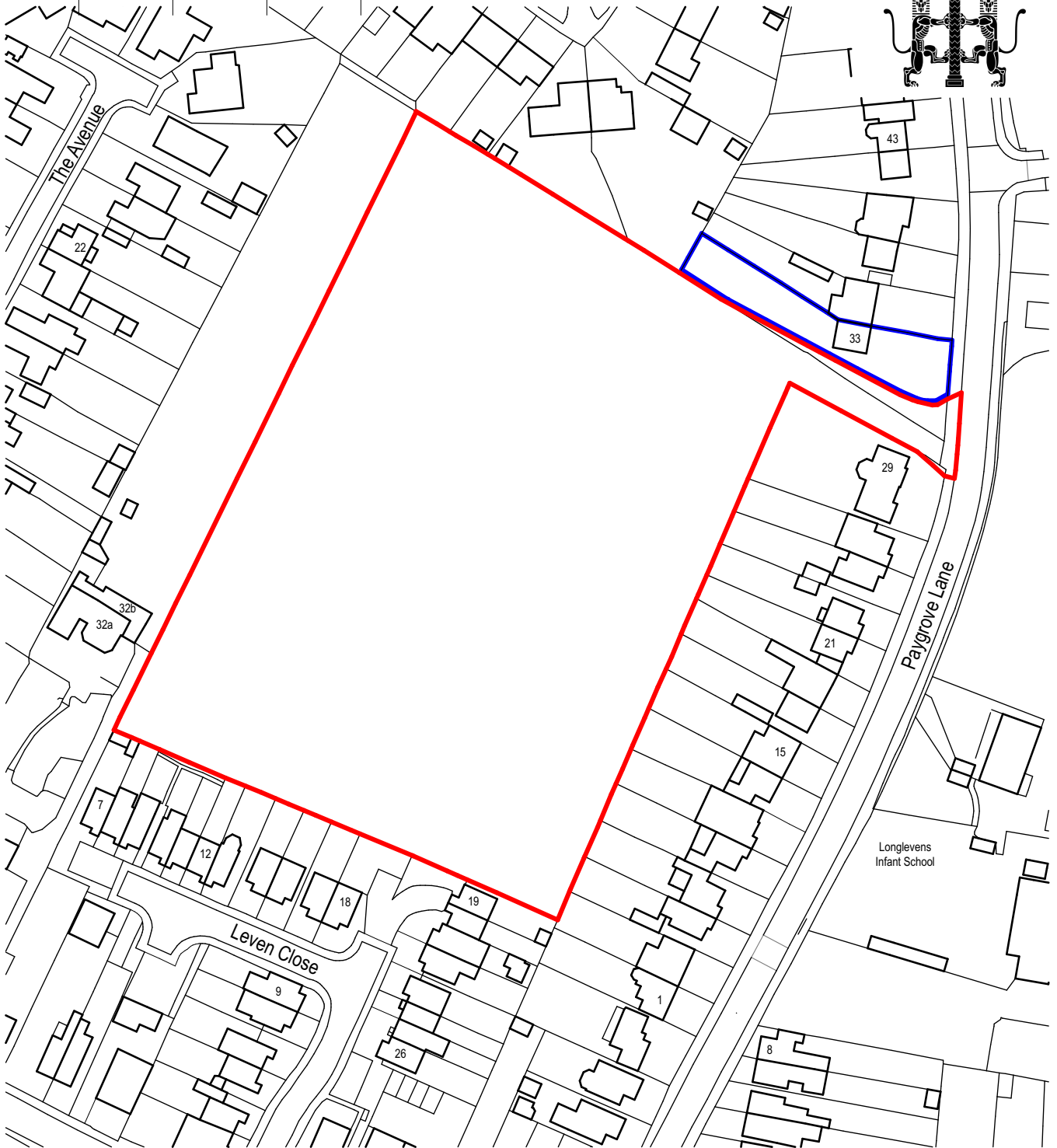
John Everitt

Date

09/05/2022



Scale bar 1:1250
0 20 40 60



Revision A 03/2022 AH To accord with Outline approval

coombes : everitt architects limited

105-107 Bath Road
Cheltenham
Gloucestershire
GL53 7LE



www.ce-architects.co.uk

Drawing title: Site Location Plan

Client: Cotswold Oak Ltd

Drawn by: AH Checked: JE

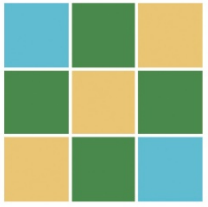
Project No: 21.20.020

Project: Land at Paygrove Lane,
Longlevens

Scale: 1:1250 @ A4

Date: January 2022

Project / Drawing No: 21.20.020 PL001 A



COTSWOLD
TRANSPORT
PLANNING

Cotswold Oak Ltd

Land to Rear of Paygrove Lane, Gloucester

Technical Note

April 2022



Land to Rear of Paygrove Lane, Gloucester

Technical Note – Condition 24, Maintenance and Management of Proposed Streets

21-0760

April 2022

1. Introduction

1.1 Cotswold Transport Planning Ltd (CTP) have been appointed by Cotswold Oak Ltd to provide a Technical Note (TN) detailing the required information to satisfy Condition 24 of outline planning consent 16/01558/OUT. The application is for the construction of up to 10 dwellings with associated parking, landscaping and public open space.

1.2 Planning Condition 24 of outline planning consent 16/01558/OUT states:

‘No above ground development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established.

Reason: To ensure that safe, suitable and secure access is achieved and maintained for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the NPPF and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Core Strategy Main Modifications 2017.’

1.3 A copy of the Decision Notice is provided at **Appendix A**.

2. Management Body and Maintenance Schedule

Management Body

2.1 The responsible body for the future management and maintenance of the proposed streets will be:



Cotswold Oak Ltd
Unit 4, Weston Industrial Estate
Honeybourne
WR11 7QB

Contact Name: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

2.2 A site location plan is provided at **Appendix B** with a copy of the proposed site layout provided at **Appendix C**.

3. Maintenance Schedule

3.1 Cotswold Oak Ltd will be responsible for carrying out and funding the proposed management and maintenance schedule as detailed in **Table 3.1**.

| Maintenance Item | Frequency | Defect Response Time |
|---|-----------|----------------------|
| Street Cleansing | Monthly | 7 days |
| Drainage Inspection / Maintenance Road gully / Drainage system | 6 Monthly | 7 days |
| Highway Surface Visual Inspection | 6 Monthly | 1 Month |
| Street Lighting Inspection (light outage and structural column) | Monthly | 7 days |

Table 3.1 Maintenance Schedule.

3.2 It is considered that the above maintenance schedule and defect repair response times are acceptable to ensure that any safety issues are identified and repaired within a reasonable timeframe. It will also ensure that a safe, suitable, and secure access is maintained for all people that minimises any conflict between traffic, cyclists and pedestrians.

3.3 The maintenance schedule referred to in **Table 3.1** will be in place until a dedication agreement is entered into with the Local Highway Authority or a private management or maintenance company has been established.



4. Summary

4.1 It is considered that this Technical Note provides the information required by Condition 24 of outline planning consent 16/01558/OUT.

4.2 This Technical Note has demonstrated the following:

- i) Name and contact details of the responsible body for the management of the proposed street; and
- ii) Schedule of the proposed maintenance regime for street cleaning, safety inspection and repairs.

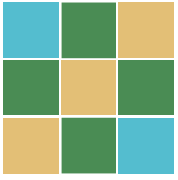
4.3 It is considered that suitable information has been provided and that Condition 24 of outline planning consent 16/01558/OUT has been satisfied.

Appendices

Appendix A Decision Notice 16/01558/OUT

Appendix B Site Location Plan

Appendix C Proposed Site Layout



COTSWOLD
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Appendix A

Decision Notice 16/01558/OUT

APPLICATION NO: 16/01558/OUT
VALIDATED ON: 21st December 2016

TO:

Gloucestershire County Council
c/o Mr Chris Gentle
Roberts Limbrick Ltd
The Carriage Building
Bruton Way
Gloucester
GL1 1DG

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

Location: Playing Field Rear 3-29, Paygrove Lane, Gloucester,

Proposal: Outline application (with means of access offered for consideration) for residential redevelopment of up to 10 dwellings and public open space including associated landscaping, car parking and access.

In pursuance of its powers under the above-mentioned Act and Order the City Council as the Local Planning Authority **GRANT OUTLINE PERMISSION** for the development described above in accordance with the terms of the above application and the plan/s submitted therewith subject to the following conditions:

Condition 1

Approval of the details of the appearance, landscaping, layout and scale of the development (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority prior to the commencement of development except as provided for by other conditions.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

Plans and particulars of the reserved matters referred to in condition 1 above shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason

Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

Condition 3

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 5 years from the date of this permission.

Reason

Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

Condition 4

The development hereby permitted shall begin either before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

MAXIMUM PARAMETERS**Condition 5**

The development shall comprise no more than 10 no. residential units.

Reason

To define the terms of this permission.

Condition 6

The scale of development shall be no greater than two storeys.

Reason

To secure the maximum scale parameters in the application in the interests of preserving the character and appearance of the area and the amenities of neighbouring residents in accordance with Paragraphs 17 and 58 of the NPPF, Policies BE.1, BE.7, BE.17 and BE.21 of the 2002 City of Gloucester Second Deposit Local Plan, and Policies SD5 and SD15 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications 2017.

DESIGN**Condition 7**

No above ground construction of a building shall be commenced until details of all building facing materials and finishes for that building have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure that the materials and exterior building components are appropriate to their context, in accordance with Policy SD5 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications 2017, Paragraphs 17 and 58 of the National Planning Policy Framework and Policy BE.7 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 8

Street and open space furniture, screen walls, fences/railings and other means of enclosure shall be implemented only in accordance with details (set out on scaled plans in elevation and layout) that have been submitted to and approved in writing by the Local Planning Authority. Boundary treatments shall be designed so as not to compartmentalise areas of the site, to allow for the passage of small mammals.

Reason

In the interests of privacy and security, to ensure that the design and materials are appropriate to their context, and to secure biodiversity mitigation and enhancement in accordance with Policies SD5, SD10, SD15 and INF4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications 2017, Paragraphs 17, 58, 109 and 118 of the National Planning Policy Framework and Policies BE.5, BE.7 and B.8 of the Second Deposit City of Gloucester Local Plan (2002).

LANDSCAPE

Condition 9

No development including demolition or site clearance shall be commenced on the site or machinery or material brought onto the site for the purpose of development until full details of adequate measures to protect trees and hedgerows have been submitted to and approved in writing by the local planning authority. These shall include:

- A.** Fencing. Protective fencing must be installed around trees and hedgerows to be retained on site. The protective fencing design must be to specifications provided in BS5837:2005 or subsequent revisions, unless agreed in writing with the local planning authority. A scale plan must be submitted and approved in writing by the local planning authority accurately indicating the position of protective fencing. No development shall be commenced on site or machinery or material brought onto site until the approved protective fencing has been installed in the approved positions and this has been inspected on site and approved in writing by the local planning authority. Such fencing shall be maintained during the course of development,
- B.** Tree Protection Zone (TPZ) The area around trees and hedgerows enclosed on site by protective fencing shall be deemed the TPZ. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, citing of site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within the TPZ, unless agreed in writing with the local planning authority. The TPZ shall be maintained during the course of development

Reason

To ensure adequate protection to existing trees which are to be retained and to retain habitat, in the interests of the character and amenities of the area and protecting biodiversity in accordance with Policies SD10 and INF 4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications 2017, Paragraphs 17, 109 and 118 of the National Planning Policy Framework and Policies B.8, B.10 and BE.4 of the Second Deposit City of Gloucester Local Plan (2002). Receipt of details pre-commencement is necessary to fully protect retained trees.

Condition 10

The approved landscaping details shall be carried out in full concurrently with the development and shall be completed no later than the first planting season following the completion of the buildings. The planting shall be maintained for a period of 5 years following implementation. During this time any trees, shrubs or other plants which are removed, die, or are seriously damaged shall be replaced during the next planting season with others of similar size and species unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year maintenance period.

Reason

To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment, in accordance with Policies BE.4 and BE.12 of the Second Deposit City of Gloucester Local Plan (2002), Policy SD5 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications 2017 and Paragraphs 17 and 58 of the NPPF.

ARCHAEOLOGY**Condition 11**

No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

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, in accordance with paragraph 141 of the National Planning Policy Framework, Policy SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications 2017 and Policies BE.36, BE.37 & BE.38 of the Gloucester Local Plan (2002 Second Stage Deposit). This is necessary pre-commencement of development due to the potential harm to heritage assets from early phase works.

ECOLOGY**Condition 12**

Bird and bat boxes (or facilities of a similar nature) shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. They shall be installed in full in accordance with the approved details prior to occupation of the respective buildings or prior to the end of the first planting season following completion of the development in the event of tree-mounted fittings.

Reason

To secure biodiversity mitigation and enhancement in accordance with Policies SD10 and INF 4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications 2017, Paragraphs 17, 109 and 118 of the NPPF and Policy B.8 of the 2002 City of Gloucester Second Deposit Local Plan.

Condition 13

No development shall commence until a site walkover survey has been undertaken by a qualified ecologist to investigate the presence of newts on the site and the results have been submitted to the Local Planning Authority. If their presence is confirmed no development shall commence until a mitigation strategy has been submitted to and approved in writing by the Local Planning Authority (including a timetable for its implementation) and the approved strategy shall thereafter be implemented in accordance with its terms.

Reason

To mitigation potential impact on biodiversity in accordance with Policies SD10 and INF 4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications 2017, Paragraphs 17, 109 and 118 of the NPPF and Policy B.8 of the 2002 City of Gloucester Second Deposit Local Plan.

DRAINAGE

Condition 14

No development shall commence on site until a detailed scheme for the disposal of surface water that employs a SuDS strategy has been submitted to and approved in writing by the Local Planning Authority. The submission must demonstrate the technical feasibility/viability of the 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 life time of the development. The drainage scheme shall be carried out in accordance with the approved details and completed in full prior to occupation of the development.

The drainage scheme shall include the following;

- The peak surface water discharge rate from the site for all events up to the critical duration 1 in 100 year (+ 40% climate change) event shall not exceed 3.9 l/s.
- The above rate includes runoff captured from all permeable and impermeable areas within the red line boundary. If the drained area is reduced in size, then the permissible discharge rate shall be re-calculated.
- The SuDS design shall ensure that surface water runoff from the field across the whole of the north boundary is captured.
- The SuDS design shall accommodate as much of the required attenuation volume as possible in a swale. The swale shall not occupy a width of more than 7 metres and shall have side slopes as shallow as possible (not exceeding 1 in 5 on any side facing a playing pitch on the site).
- Any attenuation volume which cannot be accommodated within the swale shall be accommodated within a secondary attenuation feature at a location to be specified.

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, in accordance with Policies FRP.1a, FRP.6, FRP.11 of the City of Gloucester Second Deposit Local Plan 2002 Policy INF3 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications 2017 and Paragraph 103 of the NPPF. Details are required pre-commencement given the potential impact on the possible drainage design of early phase works.

Condition 15

No building shall be occupied until a SuDS management and maintenance plan for any SuDS/attenuation features and associated pipework 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 and shall operate for the lifetime of the development.

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, in accordance with Policies FRP.1a, FRP.6, FRP.11 of the City of Gloucester Second Deposit Local Plan 2002 Policy INF3 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications 2017 and Paragraph 103 of the NPPF.

Condition 16

No development shall commence until a comprehensive scheme for the provision of works for the disposal of foul sewage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented to serve the development, and no buildings shall be occupied until satisfactory foul water drainage facilities for these buildings are in place and operational.

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, in accordance with Policies FRP.1a, FRP.6, FRP.11 of the City of Gloucester Second Deposit Local Plan 2002 Policy INF3 of the Joint Core Strategy Main Modifications 2017 and Paragraph 103 of the NPPF.

ENVIRONMENTAL HEALTH

Condition 17

Prior to commencement of the development hereby permitted, an Environmental Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority which specifies mitigation measures in respect of the following issues (including preparatory groundworks) in order to prevent nuisance. The development shall not be commenced until the approved plan has been made fully operational, and thereafter it shall be operated and maintained for the full duration of the construction phase. The scheme shall include details of how dust will be qualitatively monitored:

- 1 Dust from demolition
- 2 Dust from groundworks
- 3 Dust from haul roads
- 4 Dust from stockpiles and material handling/removal
- 5 Light from security compounds
- 6 Storage of waste
- 7 Keeping highways clear of mud
- 8 Parking for contractors

Reason

To safeguard the amenities of the area and the waterway in accordance with Policies FRP.9, FRP.10, FRP.11 and BE.21 of the 2002 City of Gloucester Second Deposit Local Plan, Policy SD15 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications 2017 and Paragraphs 17, 109, 120 and 123 of the NPPF. This is necessary pre-commencement of development due to the harm that could otherwise be caused by early-phase works.

Condition 18

Construction work and the delivery of materials shall be limited to the hours of 0800 hours to 1800 hours Monday to Friday, 0800hours to 1300hours on Saturdays and for the avoidance of doubt no construction work or deliveries shall take place on Sundays or Bank Holidays.

Reason

To safeguard the amenities of the area in accordance with Policies FRP.9, FRP.10, FRP.11 and BE.21 of the 2002 City of Gloucester Second Deposit Local Plan, Policy SD15 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications 2017 and Paragraphs 17, 109, 120 and 123 of the NPPF.

Condition 19

Prior to the occupation of any unit hereby permitted a noise fence or fences (as may be required) shall be installed in full at the site boundary with any rear garden of a residential property adjacent to the site where that garden would be situated next to the access road of the development, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, and shall be maintained as such thereafter.

Reason

To safeguard the amenities of the area in accordance with Policies FRP.10, FRP.11 and BE.21 of the 2002 City of Gloucester Second Deposit Local Plan, Policy SD15 of the Joint Core Strategy Main Modification Document 2017 and Paragraphs 17, 109, 120 and 123 of the NPPF.

HIGHWAYS

Condition 20

No building on the development shall be occupied until the carriageway(s) (including surface water drainage/disposal, vehicular turning head(s) and street lighting) providing access from the nearest public highway to that dwelling have been completed to at least binder course level and the footway(s) to surface course level.

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 conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework paragraph 35 and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications 2017.

Condition 21

No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first 15 metres of the proposed access road, including the junction with the existing public road and associated visibility splays, has been completed to at least binder course level.

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 conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework paragraph 35 and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications 2017.

Condition 22

No development shall take place, including any works of demolition, until a Construction Method Statement (for highways impacts) has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- I. specify the type and number of vehicles;
- II. provide for the parking of vehicles of site operatives and visitors;
- III. provide for the loading and unloading of plant and materials;
- IV. provide for the storage of plant and materials used in constructing the development;
- V. provide for wheel washing facilities;
- VI. specify the intended hours of construction operations;
- VII. measures to control the emission of dust and dirt during construction

Reason

To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance paragraph 35 of the National Planning Policy Framework and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications 2017. This is required pre-commencement of development due to the harm that could otherwise be caused by early-phase works.

Condition 23

No above-ground development shall commence on site until a scheme has been submitted to, and agreed in writing by the Council, for the provision of fire hydrants (served by mains water supply) and no dwelling shall be occupied until the hydrant serving that property has been provided to the satisfaction of the Council.

Reason

To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

Condition 24

No above-ground development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established.

Reason

To ensure that safe, suitable and secure access is achieved and maintained for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the NPPF and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications 2017.

Condition 25

The details to be submitted for the approval of reserved matters shall include vehicular parking and turning within the site, and the building(s) hereby permitted shall not be occupied until those facilities have been provided in accordance with the approved plans and shall be maintained available for those purposes for the duration of the development.

Reason

To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework paragraph 35 and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications 2017.

Condition 26

No works shall commence on site on the development hereby permitted until details of the relocated bus stop have been submitted to and approved in writing by the Local Planning Authority and the approved works have been completed and are open to the public.

Reason

To ensure that the development is designed to give priority to pedestrian movements and provide access to high quality public transport facilities in accordance with paragraph 35 of the National Planning Policy Framework and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications 2017. This is necessary pre-commencement of development due to the potential highway safety issues that could otherwise arise from early-phase works.

Note 1

Reserved matters applications shall include details of any proposed levels changes with scaled plans showing existing and proposed levels for the development (including any to address a local drainage system failure). The grant of outline planning permission does not guarantee that levels changes will be acceptable.

Note 2

The applicant is advised that to discharge highways conditions the Local Planning Authority requires a copy of a completed dedication agreement between the applicant and the Local Highway Authority or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

Note 3

The proposed development will involve works to be carried out on the public highway including relocation of the existing adjacent bus stop on the west side of Paygrove Lane, potentially the adjacent speed hump, gully inspection cover and school speed limit advisory sign along with access construction 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.

Note 4

The developer will be expected to meet the full costs of supplying and installing the fire hydrants and associated infrastructure.

Note 5

Bats are protected under the Wildlife and Countryside Act 1981 (as amended) and also the Conservation of Habitats and Species Regulations 2010 (as amended). To avoid possible prosecution under this legislation if a bat or evidence of bats using a feature on site is discovered during operations all work which might affect the species should cease and a licensed bat consultant or Natural England contacted and the situation assessed before work can proceed. This advice note should be passed on to any person or /contractors carrying out the development.

This informative is given as a reminder to help you comply with the Wildlife & Countryside Act 1981 (as amended) and avoid possible prosecution. The Act makes it an offence to kill, injure or take any wild bird, and to intentionally remove, damage or destroy the nest of any wild bird while that nest is in use or being built. It is also an offence to take or destroy any wild bird eggs. In addition the Act states that it is an offence to intentionally or recklessly disturb any wild bird listed in Schedule 1 while it is nest building, or at (or near) a nest containing eggs or young, or disturb the dependent young of such a bird. If at any time nesting birds are observed on or close to the site then works which might affect them should cease and advice sought from a suitably qualified or experienced person. You are additionally advised that tree or shrub or hedgerow removal works should not take place between 1st March and 31st August inclusive unless a survey by a suitably qualified or experienced person to assess nesting bird activity during this period is undertaken. If it is decided on the basis of such a survey to carry out tree or shrub removal works then it should be ensured that it is done without harming nesting birds or their eggs and that this may require a suitably

qualified or experienced person being in attendance. This informative should be passed on to any persons or contractors carrying out the development.

Note 6

It is recommended that any vegetation clearance or management be carried out outside the bird nesting season of March to August. Where this is not possible, buildings and vegetation should be surveyed for nesting birds by a suitably qualified person prior to works commencing. If found, the habitat must remain intact until the young have fledged.

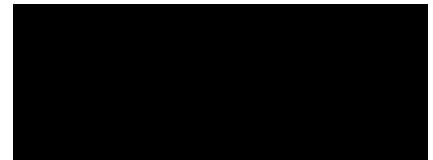
Note 7

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 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.

Note 8

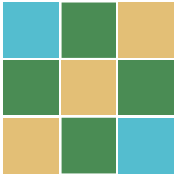
This permission is associated with a legal agreement dated 24th August 2018 and a unilateral undertaking dated 24th August 2018.

Date: 24th August 2018



City Growth & Delivery Manager

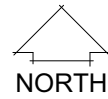
PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET



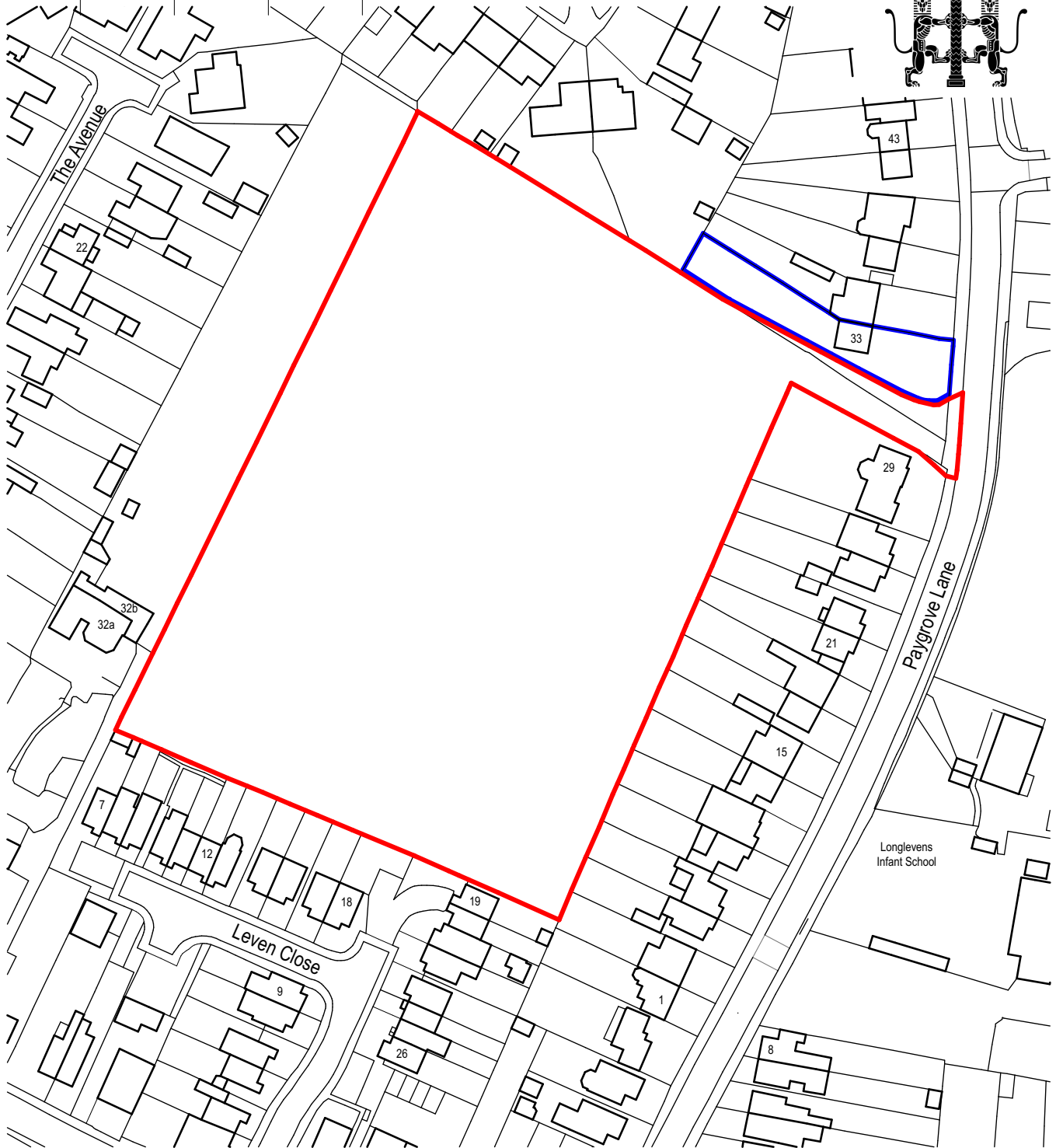
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Appendix B

Site Location Plan



Scale bar 1:1250
0 20 40 60



Revision A 03/2022 AH To accord with Outline approval

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Gloucestershire
GL53 7LE



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Drawing title: Site Location Plan

Client: Cotswold Oak Ltd

Drawn by: AH Checked: JE

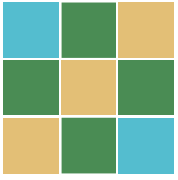
Project No: 21.20.020

Project: Land at Paygrove Lane,
Longlevens

Scale: 1:1250 @ A4

Date: January 2022

Project / Drawing No: 21.20.020 PL001 A



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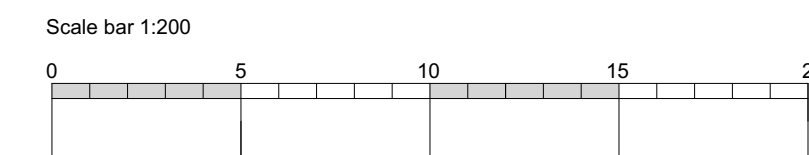
Appendix C

Proposed Site Layout

Accommodation schedule

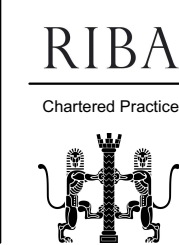
Unit Mix

| Ref | Bedrooms | Bedspaces | Number Off | GIFA sq/ft | Total sqft |
|-----------|-----------|-----------|------------|------------|------------|
| Lawence | 2 + study | 3 | 1 | 935 | 935 |
| Latchford | 3 | 6 | 2 | 1389 | 2778 |
| Langley | 4 | 7 | 3 | 1389 | 4167 |
| Ranscombe | 4 + study | 7 | 2 | 1615 | 3230 |
| Ruscombe | 5 | 8 | 2 | 1615 | 3230 |
| | | | | | 14340 |



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- Preliminary
- Feasibility
- Planning
- Building Regulations
- Tender
- Construction issue
- As Built

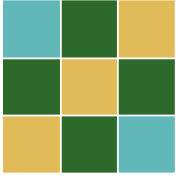


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 2. Do not scale drawing. all dimensions to be checked on site prior to construction and any discrepancies reported to contract administrator.
 3. Do not use this drawing for setting out unless drawing specifically indicates setting out points.
 4. Engineering information is indicative only and should be taken from structural engineers design.

Revisions
 A 03/2022 AH Proposed layout to accord with access indicated on Outline approval

Drawing title: Proposed Site Layout and Street Scene
 Client: Cotswold Oak Ltd
 Drawn by: AH Checked: JE
 Project No: 21.20.020

Project: Land at Paygrove Lane, Longlevens
 Scale: 1:500, 1:200 @ A1
 Date: January 2022
 Project / Drawing No: 21.20.020 PL005 A



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