



**Land North of Carisbrook Road,
Mitcheldean**

Statement of Case

Planning Application Reference: P0672/25/OUT

Planning Inspectorate Reference: APP/P1615/V/26/3378822

August 2026

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INTRODUCTION

1.1 Context

- 1.1.1 This Statement of Case is submitted by Gladman Developments Ltd (The Applicant) and relates to a called-in planning application with the following description of development:

“Outline planning permission for the erection of up to 180 residential dwellings (including affordable housing) with public open space, landscaping and vehicular access points. All matters reserved except for means of access”

1.2 Site description

- 1.2.1 The site comprises approximately 9.72 hectares (ha) of land to the north of Mitcheldean. The site is not currently open to the public, nor does it contain any public rights of way.
- 1.2.2 The land is bound by further agricultural fields to the north, Bradley Court Road to the east, Carisbrook Road to the south and Ross Road to the west. Residential development is situated on the opposite side of Carisbrook Road and Ross Road. The site is influenced by strong urbanising features.

1.3 Background to the application

- 1.3.1 The outline planning application which is the subject of this call in was validated by Forest of Dean District Council (FODDC or the Council) on 18 June 2025
- 1.3.2 The original target determination date of 17 September 2025 was extended through a series of extensions of time to allow for an agreed course for dealing with matters that emerged from statutory consultee responses whilst the application was considered. Gladman worked proactively with FODDC, statutory consultees and key stakeholders throughout the extended determination period of the application.
- 1.3.3 Despite all technical matters being resolved, an officer recommendation that approval be granted and at the time of planning committee the site being identified as a

housing allocation within the emerging Local Plan, members resolved that they were minded to refuse the application on 9 June 2026.

1.4 Application proposals

1.4.1 In summary, the called in application will provide:

- a. Up to 180 residential dwellings including 40% affordable housing (up to 72 affordable homes);
- b. 4.36 hectares of green infrastructure (approximately 45% of the total site area), comprising formal and informal public open space, recreational routes, children's play facilities, retained key landscape features, new landscaping and planting and an attenuation basin;
- c. New access arrangements from Ross Road/Carisbrook Road;
- d. A pumping station; and
- e. Sustainable Drainage Systems (SuDS).

1.4.2 The called-in application proposals are in outline with only access to be considered.

1.4.3 This notwithstanding, the submitted illustrative Development Framework Plan [CD1.3] shows a potential layout for the site, based on the accompanying technical reports submitted with the application.

1.5 Core documents

1.5.1 Documentation previously considered as part of the application was agreed between the applicant and Forest of Dean District Council and was submitted to the Planning Inspectorate on 27 July 2026. This included application submission [CD1], submissions post-validation [CD2], statutory consultee responses [CD3], the Officer's Delegated Report and the Decision Notice [CD4] and Development Plan Documents [CD5].

1.5.2 A further list of relevant documents will be added to the Core Document ('CD') library that will be referred to during the course of the inquiry. These documents may be added to by the Applicant or the Council prior to the commencement of the inquiry, and an agreed list will be provided when evidence is exchanged.

1.6 Statement of Common Ground

- 1.6.1 A draft main Statement of Common Ground ('SoCG') is submitted alongside this Statement of Case. It is expected that a signed SoCG between the Applicant and FODDC will be available prior to the inquiry commencing.

2 PLANNING POLICY CONTEXT

2.1 Introduction

- 2.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. This is the statutory test.

2.2 The Development Plan

- 2.2.1 For the purposes of this inquiry, the Development Plan presently comprises:

- Core Strategy (adopted February 2012);
- Allocations Plan (adopted June 2018);
- Mitcheldean Neighbourhood Development Plan (made March 2020);
- Gloucester Waste Core Strategy (adopted November 2012); and
- Minerals Local Plan for Gloucestershire (adopted March 2020).

2.3 Forest of Dean Core Strategy

- 2.3.1 The Core Strategy was adopted in February 2012 and predates both the 2012 National Planning Policy Framework (NPPF or the Framework) and the 2026 revised Framework. The Core Strategy sets out the strategic policies for the plan period up to 2026.
- 2.3.2 The Core Strategy aimed to deliver 6,200 dwellings, over the plan period 2006- 2026, equating to 310 dwellings per annum. The housing requirement within the Core Strategy has since been superseded by the adoption of the Allocations Plan in 2018.
- 2.3.3 The Allocations Plan provides an updated housing requirement for the district, given that the housing requirement in the authority's Core Strategy was derived from the South West Regional Spatial Strategy and failed to address the Forest of Dean's full objectivity assessed needs (FOAN). The Allocations Plan increases the FOAN to 330 dpa up until 2026.
- 2.3.4 The Council acknowledges that Mitcheldean is a sustainable settlement and is one of the largest villages within the District. Mitcheldean was identified to be within the

second tier of the settlement hierarchy as a Major Village. Major Villages are described as large villages with employment opportunities and/or services important to a wider area and have some scope for additional development.

2.4 Site Allocations Plan

2.4.1 The Allocations Plan was adopted in June 2018. This Plan sought to provide additional allocations beyond the strategic allocations within the Core Strategy.

2.4.2 As previously mentioned, the Allocations Plan updated the overall housing requirement for the district, given that the Core Strategy did not meet the authority's FOAN. It also sought to review the authority's settlement boundaries. The overall aim of the Allocations Plan was to complement the overarching policies of the Core Strategy with allocations and area-specific policies.

2.4.3 The Allocations Plan was adopted prior to the publication of the Revised 2026 Framework.

2.5 Mitcheldean Neighbourhood Development Plan

2.5.1 The site lies within the designated area of the 'made' Mitcheldean Neighbourhood Development Plan 2016-2026 (MNP).

2.5.2 Policy S6 of the Framework states that for applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to substantially outweigh the benefits, if the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made, and the neighbourhood plan contains policies and allocations to meet its identified housing requirement.

2.5.3 The MNP was made in March 2020 and therefore is over six years of age. It identified a village envelope within which new housing was considered; however, it did not identify any housing allocations or a housing requirement over the plan period.

2.5.4 Therefore, while it is recognised that the MNP forms part of the statutory Development Plan relevant to the determination of this called-in application, the provisions of Policy S6 of the Framework are not triggered.

2.6 Emerging Local Plan

- 2.6.1 The Council commenced preparing a new Local Plan in 2019, which was intended to replace the Core Strategy and Allocations Plan. It undertook an Issues and Options consultation in 2019, a Preferred Option consultation in 2021, a Second Preferred Option consultation in 2022, a Draft Local Plan consultation in 2024, an Options to Deliver the Additional Housing Requirement consultation in 2025 and a Revised Draft Local Plan consultation in 2026. A total of six Regulation 18 consultations were undertaken between 2019 and 2026.
- 2.6.2 The application site was allocated for approximately 180 dwellings in the 2024 Draft Local Plan consultation under Policy LP. 93 (Land off Carisbrook Road, Mitcheldean). The application site remained a draft allocation in 2026 Revised Draft Local Plan consultation and was allocated for approximately 180 dwellings under Policy LP. 85 (Land off Carisbrook Road, Mitcheldean) (CD5.4).
- 2.6.3 On 30 June 2026, the Council resolved to withdraw the emerging Local Plan, and the formal notice of withdrawal was issued on 6 July 2026. The Council will now prepare a new Local Plan under the new plan-making system.
- 2.6.4 Both the former emerging Local Plan and the current emerging Local Plan should be afforded no weight, in accordance with DM4 of the NPPF.
- 2.6.5 However, the technical evidence base developed as part of the preparation of the former emerging Local Plan can provide important context for future policy and plan making. The judgements made as to the acceptability of development on the Application Site are relevant.

3 MATERIAL CONSIDERATIONS

3.1 National Planning Policy Framework

- 3.1.1 The Framework is an important material consideration in the determination of this called-in application. Another important material consideration is the Planning Practice Guidance ('PPG') that supports the interpretation and implementation of the Framework.
- 3.1.2 The current version of the Framework was published in August 2026.
- 3.1.3 Evidence will be adduced by the Applicant to demonstrate that the proposals constitute sustainable development as defined in the Framework and that it responds positively to the national policy ambition of boosting substantially the supply of housing.

Sustainable Development

An economic role

- 3.1.4 Evidence will be adduced to demonstrate the beneficial economic impacts of the proposal. The delivery of new market and affordable homes is a key driver of economic stability that will enable the Council to promote and sustain a strong, responsive and competitive economy.
- 3.1.5 Economic benefits will arise through the construction and operational phase of the development, with the latter including, inter alia, increased expenditure available in the area to support services and facilities.

A social role

- 3.1.6 It will be demonstrated that the proposals will deliver new homes of the right type and mix, at the right place and at the right time to meet market and affordable housing needs. Without delivering and maintaining a sufficient supply of new homes, the Council cannot meet the needs of present or future generations, and the failure to deliver sufficient homes has adverse social consequences.

- 3.1.7 Extensive active travel enhancements surrounding the site will provide significant benefits for residents by making key routes more pleasant and safer for pedestrians and cyclists, particularly for vulnerable users, to navigate. The provision of a significant amount of green infrastructure on the site, including, recreational walking routes, play provision, and informal amenity spaces also plays a social role.
- 3.1.8 It will also be demonstrated that the site is located in an accessible and sustainable location close to key services and facilities and in relation to the wider area.

An environmental role

- 3.1.9 It will be demonstrated that the proposals have no unacceptable adverse effects on environmental considerations. The proposals involve the provision of green infrastructure, landscaping and habitat creation, which will deliver an increase in biodiversity on the site in excess of the required 10%.
- 3.1.10 An onsite sustainable drainage system will address surface water runoff so as not to increase the flood risk to the surrounding area or to exacerbate flooding downstream from the development.
- 3.1.11 The site is located in an accessible location where future residents will be able to utilise public and active travel.

3.2 Five-Year Housing Land Supply

- 3.2.1 The PPG confirms that the purpose of the five-year housing land supply ('5YHLS') is to provide an indication of whether there are sufficient sites available to meet the housing requirement of an area for the next five years.
- 3.2.2 It is common ground that FODDC cannot demonstrate a five-year housing land supply.

Presumption in favour of Sustainable Development

- 3.2.3 The August 2026 NPPF introduces a revised, permanent presumption in favour of sustainable development, with the principle of development now addressed according to whether a proposal lies within or outside a settlement. For development outside settlements, Policy S5: Principle of development outside settlements

identifies specific forms of development which should be approved unless the benefits are substantially outweighed by adverse effects.

- 3.2.4 S5 part (J) states that certain forms of development should be approved outside settlements. One such form is:

'Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test, and where the development would:

i. Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure'

- 3.2.5 The Applicant considers that Policy S5 is directly relevant to the Application. There is an evidenced unmet need as the Council cannot demonstrate a five-year housing land supply and the Site is physically well-related to Mitcheldean. It is agreed within the Statement of Common Ground that Mitcheldean is a sustainable settlement. The proposal therefore falls within the category of development expressly supported by Policy S5. The relevant national policy test is consequently whether the benefits of granting permission would be substantially outweighed by the adverse effects when assessed against the NPPF's national decision-making policies

4 THE APPLICANT'S CASE

4.1 Main Issues

4.1.1 The Council Development Management Committee proposed four Reasons for Refusal:

1. The proposal is considered to represent unsustainable development in the countryside owing to its location outside a settlement boundary where new residential development is restricted by local and national policy and would therefore be contrary to policies CSP.1, CSP.4 and CSP.5 of the Core Strategy and policy AP1 of the Allocations Plan, policy H2 of the Mitcheldean Neighbourhood Development Plan and the advice in the National Planning Policy Framework.
2. The proposal would be contrary to policies CSP.1, CSP.4 and CSP.5 of the Core Strategy, policy AP1 of the Allocations Plan and the advice in the National Planning Policy Framework in that it would create a suburban form of development in this rural location on the best and most versatile agricultural land and this would mitigate against the food security of the nation as advised by the government in the Government Food Strategy for England, considering the wider UK Food System (2025) which would be out of character with the surroundings and would therefore represent an unacceptable adverse impact on the character and appearance of the area.
3. The proposed development fails to take proper account of and, causes unacceptable harm to the significance of the affected designated heritage asset the Grade I Listed St Michael and All Angels Church which on balance is considered to be greater than the benefits of allowing the application. As a consequence it fails to preserve the special architectural and historic interest of the affected listed building and its setting, as required under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance set out in the National Planning Policy Framework.
4. The proposal fails to make provision for affordable housing, serviced plots for sale to self and custom builders, provision, laying out, management and

maintenance of all open space on the site outside private gardens and including the attenuation pond should it not be adopted by a statutory body e.g. Severn Trent, the laying out, equipping of the trim trail and combined LEAP and LAP and contributions to deliver additional capacity at Mitcheldean surgery, primary education, libraries, travel plan, home to school transport, bus stop improvements, monitoring Biodiversity Net Gain via a Section 106 Legal Agreement where there are recognised shortfalls which would place an unacceptable burden on existing local services and infrastructure. As such, the proposal would be contrary to Policies CSP.1, CSP.4, CSP.5 and CSP.9 of the Core Strategy, policies AP1 and AP7 of the Allocations Plan and the advice in the National Planning Policy Framework.

4.1.2 FODDC confirmed in writing to the Planning Inspectorate on 28 July 2026 that they were formally withdrawing Reason for Refusal 3. Reason for Refusal 4 is addressed in section 5.2 of this document.

4.1.3 The Planning Inspectorate's letter of 1 July 2026 stated that on the information so far available to the Secretary of State, the matters which he particularly wishes to be informed about for the purposes of his consideration of the application are:

- a) The extent to which the proposed development is consistent with Government policies for delivering a sufficient supply of homes (NPPF Chapter 6);
- b) The extent to which the proposed development is consistent with Government policies for achieving sustainable development (NPPF Chapter 4);
- c) The extent to which the proposed development is consistent with Government policies for conserving and enhancing the natural environment (NPPF Chapter 19);
- d) The extent to which the proposed development is consistent with the development plan for the area; and
- e) any other matters the Inspector considers relevant

4.1.4 Reasons for Refusal 1 and 2 respectively overlap with those issues identified by the Secretary of State. The Applicant therefore considers the main issues ('MIs') to be considered in this called-in application are as follows:

- Consistency with Government policies for delivering a sufficient supply of homes
- Consistency with Government policies for achieving sustainable development
- Consistency with Government policies for conserving and enhancing the natural environment
- Consistency with Development Plan
- Any other matters the Inspector considers relevant

4.1.5 The Applicant reserves the right to amend its Statement of Case in response to any matters and / or issues raised in the Statement of Case prepared by the Council.

4.2 MI1 – Sufficient supply of homes

4.2.1 The proposal would make an important contribution to meeting housing needs in the District by providing up to 180 homes, including a policy-compliant level of affordable housing. It is agreed in the Statement of Common Ground that the Council currently have a significant shortfall in deliverable housing land. In that context, the delivery of both market and affordable housing is a substantial benefit of the scheme.

4.2.2 The Applicant's case is that the scale, type and location of the housing proposed are consistent with the Government's objective of substantially boosting the supply of homes and should attract very significant weight in the planning balance.

4.3 MI2 – Sustainable development

4.3.1 This RfR refers to the fact that the site lies outside of (albeit adjacent to) the built-up area boundary for Mitcheldean, as defined by the Allocations Plan. There is no disagreement about this, as a statement of fact. The Applicant will adduce evidence to demonstrate that the current built-up area boundaries are out of date and are not capable of accommodating local housing needs. In this context, it is the Applicant's position that the fact that the site lies outside of the out-of-date settlement boundary is not a reasonable basis for objecting to the proposal.

4.3.2 It is an agreed position within the Statement of Common Ground that the Council cannot demonstrate a 5-year supply of housing land.

- 4.3.3 The proposal includes measures to improve walking, cycling and access to public transport. Existing bus services are available close to the site, and the proposed connections and highway works would improve access for future residents and provide benefits for the existing community. The Applicant's case is not that every journey will be made without a car but that the site offers realistic opportunities to use other modes of travel.
- 4.3.4 The proposal would deliver significant social benefits through market and affordable housing and would support the local economy during construction and through increased household expenditure. Its environmental effects are addressed through the landscape, ecological, drainage and other mitigation and enhancements forming part of the scheme.
- 4.3.5 Taken as a whole, the Applicant considers the proposal to be sustainable development. The specified forms of development in Policy S5 should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies in this Framework. The Applicant's case is that the benefits are not substantially outweighed by any adverse impacts.

4.4 MI3 – Conserving and enhancing the natural environment

- 4.4.1 The Applicant will present evidence on landscape and visual matters and will draw upon the information contained in the Landscape and Visual Impact Assessment (LVIA) (CD1.13) that accompanied the application. This will explain that the site is currently undeveloped agricultural land, it is closely associated with neighbouring development and has clearly defined boundaries. It will also be shown that the site does not carry any statutory or non-statutory designations for landscape character of quality.

Landscape and visual effects

- 4.4.2 Development of the site would inevitably change its character from an agricultural field to a residential development and would result in some landscape and visual

harm. The Applicant accepts that harm and will not seek to suggest that the proposal is without effect.

- 4.4.3 The Applicant's case is that the effects are limited by the site's relationship with the existing settlement, its topography, the retention of boundary vegetation, substantial ecological and landscape buffers and new planting. The development would be seen in the context of existing housing and other development at Mitcheldean and would form an extension to the settlement edge rather than an isolated development in the wider countryside.

Agricultural land and food security

- 4.4.4 The Applicant accepts that development would result in the permanent loss of Best and Most Versatile agricultural land and that this is an adverse effect to be weighed in the overall planning balance. The Applicant does not, however, accept that the loss of this site establishes a separate or overriding harm to national food security. The weight to be given to the loss must reflect the scale of the site and the relevant national policy.

Ecology and biodiversity

- 4.4.5 The ecological sensitivity of the site and its relationship with the Wye Valley and Forest of Dean Bat SAC have been central to the evolution of the scheme. The application includes buffers, planting, lighting controls and habitat management measures designed to protect bat movement and other ecological interests. The Council's Appropriate Assessment concluded that adverse effects on the integrity of the SAC could be avoided subject to the proposed safeguards, and Natural England raised no objection on that basis.
- 4.4.6 The scheme would also deliver biodiversity net gain materially above the statutory minimum. The Applicant's overall case relating to NPPF Chapter 19 is therefore that the acknowledged landscape and agricultural land effects are limited and must be weighed alongside the ecological mitigation and enhancement secured by the proposal.

4.5 MI4 – Consistency with the Development Plan

- 4.5.1 The Applicant accepts that the proposal conflicts with those Development Plan policies which restrict housing outside the settlement boundary.
- 4.5.2 However, that conflict must be considered in its proper context and given appropriate weight. Mitcheldean is identified as a Major Village, and the site is inset into the north of the settlement. The Council are unable to demonstrate a 5-year housing land supply and there is a demonstrated unmet need as per NPPF Policy S5 (J). The adopted Core Strategy was also prepared for a plan period ending in 2026.
- 4.5.3 The Applicant's case is that the proposal's conflict with the settlement boundary does not translate into an equivalent degree of planning harm. The site is sustainably related to Mitcheldean, and the principal effects of extending development beyond the boundary can be satisfactorily mitigated. The weight to be given to the policy conflict must therefore be considered alongside the current housing supply position and the other material considerations in favour of the proposal.
- 4.5.4 The application falls to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Applicant's case is that the material considerations, in particular the housing supply position, affordable housing need and the application of NPPF Policy S5 (J) justify the grant of planning permission notwithstanding the identified policy conflict.

4.6 MI5: Any other matters the Inspector considers relevant

- 4.6.1 The Statement of Common Ground identifies a comprehensive list of the matters which are not in dispute between the Applicant and the Council. The Case Officer's Report presented to planning committee on 9 June 2026 concluded that all matters including highways, drainage, residential amenity and ecology could be made acceptable through the proposed conditions and obligations. This includes heritage, which was initially given as Reason for Refusal 3 by the Council but has now been formally withdrawn.

5 PLANNING CONDITIONS AND SECTION 106 OBLIGATIONS

5.1 Planning Conditions

- 5.1.1 The parties have reached agreement on a suggested list of planning conditions in advance of the Inquiry opening. These conditions are provided in Appendix 1.

5.2 Section 106 Obligations

- 5.2.1 The Applicant and FODDC are working collaboratively to draft a S106 obligation. The final draft S106 obligation will be provided to the Inspector 10 days in advance of the Inquiry, in accordance with the Inquiry timetable.

6 THE PLANNING BALANCE

6.1 The Planning Balance

- 6.1.1 The Applicant will demonstrate that the site represents a suitable and sustainable location for the quantum and nature of the development proposed. Where conflict is alleged with policies of the Development Plan that seek to guide the location of housing development, the Applicant will demonstrate that those policies serve to restrict the construction of much-needed market and affordable homes and cannot be determinative in this case.
- 6.1.2 The proposal will secure a range of significant benefits that will be demonstrated in full in evidence. These include:
- a. Up to 180 residential dwellings (including 40% affordable housing in accordance with adopted planning policy);
 - b. 4.36 hectares of green infrastructure (approximately 45% of the total site area), comprising formal and informal public open space, recreational routes, children's play facilities, retained key landscape features, new landscaping and planting and an attenuation basin;
 - c. New access arrangements from Ross Road/Carisbrook Road;
 - d. A pumping station; and
 - e. Sustainable Drainage Systems (SuDS).
- 6.1.3 It will be demonstrated that the harm arising in respect of the proposal is no more than might reasonably be anticipated when changing a greenfield to one of built form. It is acknowledged that the proposals will lead to conflict with the adopted Development Plan.
- 6.1.4 As set out above, the presumption in favour of sustainable development as set out at Policy S5 (J) of the Framework applies in respect of this called-in application.

- 6.1.5 The site will deliver affordable housing which will include a range of affordable tenures. This complies with both Policy CSP.5 of the Core Strategy and accords with HO5 of the Framework.
- 6.1.6 In terms of directing development to sustainable locations. The site itself is suitably located within walking/cycling distance of day-to-day facilities, and a point of no objection has been reached with Gloucestershire County Council Highways. The site's good accessibility credentials and the nature of the transport-related components of the scheme could facilitate journeys by alternative means to the motor car. Accordingly, the proposals accord with Policy TR3, TR4 and TR6 of the Framework.
- 6.1.7 Proposals make efficient use of land, proposing development which is at an appropriate density for its location, and while proposals are submitted in outline, the Design and Access Statement [CD1.6] sets out clear design principles for the proposed scheme. The proposals therefore align with Policies L3 and DP3 of the Framework.
- 6.1.8 FODDC cannot demonstrate a five-year supply of housing land. Therefore, planning permission should be granted unless any adverse impacts of doing so would substantially outweigh the benefits.
- 6.1.9 It is clear there are very significant material considerations which outweigh the statutory presumption in favour of the development plan. The benefits resulting from the development would clearly outweigh any harms, and the development would constitute sustainable development as defined by Policy S5 of the Framework.
- 6.1.10 Accordingly, the Applicant will in due course invite that permission is granted to allow the scheme's substantial benefits to be realised.

7 APPENDIX 1: PROPOSED CONDITIONS

The conditions listed below are those proposed in the Officers Report to Forest of Dean Planning Committee on 9 June 2026.

01. a) The development for which permission is hereby granted shall not be commenced before detailed plans showing the layout, scale, access (other than vehicular access onto Carisbrook Road), 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 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.

03. 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.

04. No building on any part of the development hereby permitted shall exceed two storeys in height.

Reason: To assimilate the development into its surroundings and to safeguard the character and appearance of the surroundings and to accord with Core Strategy Policy CSP.1 and policies AP4 and AP5 of the Allocations Plan and the advice in the NPPF and NPPG.

05. The details submitted under Condition (1) shall include provision for properly consolidated and surfaced car parking and manoeuvring facilities and cycle provision. 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.

06. The development for which permission is hereby granted shall not be commenced until the landscaping scheme submitted under condition (1) incorporating existing flora which shall show how it is to be retained and safeguarded during construction has been approved in writing by the Local Planning Authority. The scheme shall be consistent with the Habitat Management and Monitoring Plan condition 12.

Such a scheme shall be carried out in all respects in accordance with the approved scheme as per the landscape implementation phasing plan approved pursuant to condition 7.

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 and its enhancement in accordance with paragraphs 187, 192 and 193 of the National Planning Policy Framework, Policies CSP1 and CSP2 of the Core Strategy and Policies AP1, AP7 and AP8 of the Allocations Plan, and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006 as amended by the Environment Act 2021.

07. Prior to above ground works a landscape implementation plan shall be submitted to and approved in writing by the Local Planning Authority. The landscaping details approved pursuant to conditions 1 and 6 shall be carried out in accordance with the approved details and the timetable therein.

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 and 15, Policies CSP.1 and CSP.2 of the Core Strategy and Policies AP.1, AP.4 AP.7 and AP.8 of the Allocations Plan.

08. The development hereby permitted shall be carried out in strict accordance with the following documents and drawings as submitted with the planning application:

- i. Section 5 of the Ecological Impact Assessment Rev D received 25 November 2025; and
- ii. Ecology Landuse Parameters Plan, drawing number CSA/4057/124 Rev A received 2 April 2026.

All buffer zones, retained existing vegetation, and proposed boundary planting, as shown on the Ecology Land Use Parameters Plan, together with all biodiversity mitigation measures set out in Section 5 of the Ecological Impact Assessment, shall be implemented in accordance with the specified timescales and thereafter maintained and permanently retained in perpetuity for the purposes of biodiversity conservation .

Reason: To safeguard biodiversity as set out by the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, NPPF Chapter 15 (Paragraphs 192, 193, 194 and 195), Circular 06/2005, policies CSP.1 and CSP.2 of the Core Strategy and policies AP1, AP7 and AP8 of the Allocations Plan.

09. Notwithstanding submitted details, prior to commencement of all development works (excluding hedgerow planting / landscaping works) a lighting assessment and details of external and internal lighting shall be submitted to and approved in writing by the Local Planning Authority. The details shall clearly demonstrate that lighting will not cause light pollution or disturb or prevent bats or other species using the site boundaries and buffer zones (hedgerows, woodland planting and buffer zones), key corridors and foraging habitat features. The lux levels within the buffer zones and key corridors shall be consistent with the Bat Conservation Trusts Guidance Note 08/23 Bats and artificial lighting in the UK: that is below 0.2lux on the horizontal and 0.4lux on the vertical plane or no higher than baseline levels. The details shall include, but not limited to, the following:

- i. A drawing showing sensitive areas and/or dark corridor safeguarding areas;
- ii. Technical description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate;
- iii. A description of the luminosity of lights and their light colour;
- iv. A drawing(s) showing the location and where appropriate the elevation and height of the light fixings;
- v. Methods to control lighting control (e.g. timer operation, passive infrared sensor (PIR));
- vi. Lighting contour plans both horizontal and vertical where appropriate and taking into account hard landscaping, etc.
- vii. Details of a monitoring scheme to demonstrate compliance and continued compliance with the agreed lux levels. Monitoring periods: immediately after construction, year 1, year 3 and year 5 unless extended by any required rectification measures;
- viii. Details of likely proposed rectification measures and extended monitoring timescales to check compliance (immediately after rectification, year 1, year 3 and year 5);

ix. Legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer.

x. Information on homeowner packs, leaflets and on-site information panels – which shall be consistent with the information provided pursuant to condition 12.

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

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

Reason: To safeguard rural character from increased light pollution (CSP1) and 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, the National Planning Policy Framework (in particular section 15), NPPF chapter 15, CSP1, CSP2, AP1, AP7 and AP8.

10. Detailed ecological monitoring of bat activity (static detectors and where necessary transect or point observation surveys) shall be carried out in years 1, 3 and 5 post construction and ecological management of landscape condition and establishment of suitable lighting levels of bat flight corridors shall be carried out in years 2, 3, 5, 10, 20 and 30. Monitoring shall be carried out by a suitably qualified ecologist and reported each monitoring year in writing to the Local Planning Authority together with any recommendations for remedial action which shall be agreed with the Local Planning Authority and implemented as agreed within eight months of the agreement.

Reason: To protect nocturnal wildlife in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, paragraphs 187, 192 and 193 of the National Planning Policy Framework (Chapter 15), Policies CSP1 and CSP2 of the Core Strategy and Policies AP1, AP7 and AP8 of the Allocations Plan, and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006 as amended by the Environment Act 2021.

11. 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:

- a) Risk assessment of potentially damaging construction activities;
- b) Purpose and objectives for the proposed works;
- c) Review of site constraints;
- d) Identification of 'biodiversity protection zones';
- e) 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);
- f) The location and timing of sensitive works and mitigation to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- g) Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;
- h) A non-native invasive species protocol (e.g. for Japanese knotweed);
- i) Details for disposal of any waste arising from works;
- j) The times during construction when specialist ecologists need to be present on site to oversee works;
- k) Responsible persons and lines of communication;
- l) The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person(s); and
- m) Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

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

Reason: To safeguard biodiversity as set out by the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, NPPF Chapter 15

(Paragraphs 180, 181, 185 and 186), Circular 06/2005, policies CSP.1 and CSP.2 of the Core Strategy and policies AP1, AP7 and AP8 of the Allocations Plan.

12. A 30-year Habitat Management and Monitoring Plan (HMMP) shall be submitted to, and approved in writing by, the Local Planning Authority prior to above ground works of the development hereby approved being undertaken. The plan shall include, but not necessarily be limited to, the following information:

- i. Description and evaluation of all features to be managed (including bat mitigation features), including locations shown on a site map;
- ii. Landscape and ecological trends and constraints on site that might influence management;
- iii. Aims and objectives of management, including those related to species and ensuring the delivery of at least a 10% net gain in habitat, hedgerow and watercourse units;
- iv. Appropriate management options for achieving the aims and objectives;
- v. Prescriptions for all management actions;
- vi. Extent and location/area of proposed works on appropriate scale maps and plans
- vii. Phasing implementation plan for the creation and establishment of bat mitigation and enhancement features (woodland and hedgerow planting)
- viii. Time table for implementation demonstrating that works are aligned with proposed landscape phasing
- ix. A work schedule matrix (i.e. an annual work plan) capable of being rolled forward over 10 year periods;
- x. Details of the body or organisation responsible for implementation of the plan;
- xi. Ongoing monitoring of delivery of the habitat enhancement and creation details to achieve net gain and bat mitigation as well as details of possible remedial measures that might need to be put in place; Timeframe for reviewing the plan; and
- xii. Details of how the aims and objectives of the HMMP will be communicated to the occupiers of the development including through information leaflets, homeowner packs and onsite panels to be consistent with the lighting strategy.

The HMMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body (ies) responsible for its delivery. The plan shall also set out (where results from monitoring show that conservation aims and objective of the HMMP 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 HMMP shall be implemented in full in accordance with the approved details.

Reason: To secure the delivery of at least a 10% biodiversity net gain for the required 30-year period and appropriate management of all habitats including for bat mitigation in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), paragraphs 187, 192 and 193 of the National Planning Policy Framework, Policies CSP1 and CSP2 of the Core Strategy and Policies AP1, AP7 and AP8 of the Allocations Plan.

13. The Biodiversity Gain Plan submitted for approval must be in accordance with any biodiversity or ecological information submitted with the planning application and implemented in accordance with the approved details.

Reason: To secure the delivery of at least a 10% biodiversity net gain through successful establishment and management of all newly created and enhanced habitats in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), paragraphs 187, 192 and 193 of the National Planning Policy Framework, Policies CSP1 and CSP2 of the Core Strategy and Policies AP1, AP7 and AP8 of the Allocations Plan.

14. Notwithstanding the submitted details, before above ground works commence a scheme for biodiversity enhancement, such as the incorporation of integrated permanent bat roosting feature(s), hedgehog homes, hedgehog friendly fencing and nesting opportunities for birds including integrated swift bricks, shall be submitted to and agreed in writing with

the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme.

The scheme shall include, but not limited to, the following details:

- i. Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- ii. Materials and construction to ensure long lifespan of the feature/measure;
- iii. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken;
- iv. When the features or measures will be installed within the construction, occupation, or phase of the development.

Reason: To provide additional opportunities for roosting for bats and nesting birds as a biodiversity enhancement, in accordance with paragraphs 187, 192 and 193 of the National Planning Policy Framework (Chapter 15), Policies CSP1 and CSP2 of the Core Strategy and Policies AP1, AP7 and AP8 of the Allocations Plan, and Section 40 of the Natural Environment and Rural Communities Act 2006 as amended by the Environment Act 2021.

15. Notwithstanding the submitted details, prior to the commencement of the development hereby permitted, a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan (TPP) and an arboricultural method statement (AMS) shall be submitted to, and approved in writing by, the Local Planning Authority.

The TPP and AMS shall include, but not be limited to:

- a) Details of construction within the RPA or that may impact on the retained trees;
- b) 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;
- c) A specification for protective fencing to safeguard trees during development and a plan indicating the alignment of the protective fencing;
- d) A specification for ground protection within tree protection zones where appropriate;
- e) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area;

- 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.

The development thereafter shall be implemented in strict accordance with the approved details.

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 NPPF Chapter 12, Policies CSP1 of the Core Strategy and AP1 and AP4 of the Allocations Plan.

16. All vegetation within the works area shall be maintained at a maximum height of 30mm until construction is completed through regular mowing or grazing in order to discourage great crested newts from using the site. All works shall be carried out in accordance with the following measures:

- Any trenches or excavations left overnight shall be covered or provided with ramps to prevent Great Crested Newts (GCN) from becoming trapped. Excavations shall be checked for the presence of animals before being filled.
- Any building materials will be stored on pallets or in jumbo bags or containers to discourage GCN from using them as shelter.
- Any demolition materials or waste will be stored in skips or similar containers rather than in piles on ground.

Anyone undertaking this development should be aware that GCN and their resting places are protected at all times by The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute the need to obtain a protected species licence if an offence is likely. If a GCN is

discovered during site preparation, enabling or construction phases, then all works must stop until the advice of a professional/suitably qualified ecologist and Natural England is obtained, including the need for a licence.

Reason: To safeguard biodiversity as set out by the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, NPPF Chapter 15 (Paragraphs 174, 179, 185), Circular 06/2005, policies CSP.1 and CSP.2 of the Core Strategy and policies AP1, AP7 and AP8 of the Allocations Plan.

17. No development shall take place until a site investigation of the nature and extent of contamination has been carried out and the results submitted to the Local Planning Authority. If any significant contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any development begins.

Reason: To ensure that risks from land contamination are minimised, in accordance with policy CSP.1 of the Core Strategy and the National Planning Policy Framework.

18. The remediation scheme, as agreed in writing by the Local Planning Authority pursuant to condition 17, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

Reason: To ensure that risks from land contamination are minimised, in accordance with policy CSP.1 of the Core Strategy and the National Planning Policy Framework.

19. 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 or a management plan detailing how archaeological remains will be preserved during and after construction, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: It is important to agree a programme of archaeological work in advance of the commencement of development, so as to make provision for the investigation and recording of significant archaeological remains. The archaeological programme will advance understanding of any heritage assets which will be lost, in accordance with paragraph 218 of the National Planning Policy Framework (Dec 2024) and to accord with policy CSP.1 of the Core Strategy.

20. No development shall commence until a detailed Sustainable Drainage System (SuDS) Strategy document has been submitted to and approved in writing by the Local Planning Authority which shall be in accordance with the proposal set out in the Outline Drainage Strategy drawing 6326/01-04-B received 3 June 2025.

The SuDS Strategy shall include a detailed design, infiltration tests carried out to the standard of BRE 365, a timetable for implementation, and a full risk assessment for flooding during the groundworks and building phases with mitigation measures specified for identified flood risks. The SuDS Strategy shall also 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 lifetime of the development.

The approved scheme for the surface water drainage shall be implemented in accordance with the approved details before the development is first occupied and shall thereafter be similarly retained.

Reason: To ensure the development is provided with a satisfactory means of drainage and 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 policies CSP.1 and CSP.2 of the Core Strategy and policy AP1 of the Allocations Plan.

21. Prior to the commencement of the development hereby permitted, details of measures to deal with surface water during construction shall be submitted to and approved in writing by the Local Planning Authority. The details shall be implemented in accordance with the approved details prior to the commencement of development and retained for the duration of the construction period.

Reason: To ensure there is a satisfactory means of dealing with surface water during the construction period 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, policy AP1 of the Allocations Plan and the advice in the NPPF and NPPG.

22. Prior to the first occupation of any dwelling hereby permitted, 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, shall be 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 thereafter be similarly maintained.

Reason: To ensure the continued operation and maintenance of drainage features serving the site, to avoid flooding and to accord with policies CSP.1 and CSP.2 of the Core Strategy and policy AP1 of the Allocations Plan.

23. The details submitted under Condition (1) shall include a follow up Noise Impact Assessment (NIA) which shall evaluate the existing noise environment, assess the potential noise impacts arising from the proposed development, and propose mitigation measures to ensure full compliance with relevant noise standards.

The NIA shall explicitly demonstrate that the development will meet the BS 8233:2014 noise criteria without relying on the building envelope as the primary means of achieving compliance. Alternative noise mitigation strategies including (but not limited to) site layout optimisation and the installation of external noise barriers, should be thoroughly explored and justified within the NIA. The NIA shall demonstrate compliance with the BS 8223:2024 internal noise levels with windows open. If this internal noise criteria cannot be complied with once 'Good Acoustic Design' has been applied, only then should it be assessed with windows closed. Likewise, the NIA shall demonstrate the site's compliance with the BS 8233:2024 desirable noise limit of 50dB for outdoor amenity areas (where practicably able). Any noise mitigation strategies proposed in the NIA shall be implemented in full prior to the occupation of the dwelling to which they relate and shall thereafter be retained.

Reason: In the interests of living conditions of occupiers of the proposed dwellings and to accord with Core Strategy Policy CSP.1, policy AP4 of the Allocations Plan and the advice in the NPPF and NPPG.

24. Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall be completed by a suitably competent individual and shall cover the following:

a) Procedures for maintaining public relations including a comprehensive complaints procedure.

- b) All works and ancillary operations which may be audible at the site boundary, including hours of operation.
- c) Mitigation measures (as defined in 'BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites') and how they shall be used to minimise noise disturbance.
- d) Procedures for emergency deviation of the agreed working hours.
- e) Control measures for dust and other air-borne pollutants.
- f) Measures for controlling the use of site lighting whether required for safe working or for security purpose.

The approved CEMP shall be adhered to for the duration of the construction period.

Reason: In the interests of the residential amenity of the existing residents during the construction period and to accord with policy CSP.1 of the Core Strategy and the advice in the NPPF and NPPG.

25. Notwithstanding the submitted details, 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 and 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.

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

26. 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 shall 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. The approved details shall be fully implemented as approved prior to the occupation of the dwellings to which they relate and thereafter similarly maintained.

Reason: To ensure the effective implementation of waste minimisation and resource efficiency measures in accordance with policy WCS2 of the Gloucestershire Waste Core Strategy.

27. The development hereby permitted shall not be occupied until the site access and associated works as shown on drawing number P24048-101D received 3 June 2025 has been constructed and completed.

Reason: To ensure the safe and free flow of traffic onto the highway and to accord with the advice in the NPPF.

28. The development hereby permitted shall not commence until detailed drawings of the off-site pedestrian improvement works as shown indicatively on drawing number P24048-103 received 3 June 2025 have been submitted to and approved in writing by the Local Planning Authority; and the development shall not be occupied until those works have been constructed in accordance with the approved details.

Reason: To ensure that safe and suitable access is provided for all users and to accord with the advice in the NPPF.

29. The development hereby permitted shall not commence until detailed drawings of the off-site highway works as shown indicatively on drawing number P24048-101D received 3

June 2025 have been submitted to and approved in writing by the Local Planning Authority; and the development shall not be occupied until those works have been constructed in accordance with the approved details.

Reason: To ensure that safe and suitable access is provided for all users and to accord with the advice in the NPPF.

30. The details submitted under condition 1 shall include details of the proposed footway/cycleway link at the southern end of the site broadly in accordance with details shown on drawing number P24048-101D received 3 June 2025. Prior to the first occupation of the development hereby permitted the footway/cycleway shall be implemented in accordance with the approved details and shall thereafter be retained.

Reason: To maximise opportunities for sustainable transport opportunities and to provide a safe and suitable access for users and to accord with the advice in the NPPF.

31. The development hereby permitted shall not commence until detailed drawings of the off-site mitigation works at the Hawker Hill/Ross Road and Gloucester Road/Abenhall Road junctions as shown indicatively on drawing number P24048-004 received 3 June 2025 have been submitted to and approved in writing by the Local Planning Authority. Prior to commencement of the development hereby permitted, the works shall be carried out in accordance with the approved details and shall thereafter be similarly maintained.

Reason: To ensure that mitigation works are adequately provided and to accord with the advice in the NPPF.

32. Notwithstanding the submitted details, prior to the first occupation of the development hereby permitted, a residential travel plan shall be submitted to and approved in writing by the Local Planning Authority that promotes sustainable forms of access to the site. It shall include mechanisms for implementation, monitoring, review and submission of a revised travel plan in the event of failing to meet any targets set out including provision for and promoting improved sustainable forms of transport to and from the site. The plan shall

thereafter be implemented and updated in accordance with the approved details and timetable therein.

Reason: To reduce vehicle movements and promote sustainable access in accordance with the NPPF.

33. Prior to commencement of the development hereby permitted details of a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:

- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Advisory routes for construction traffic;
- Any temporary access to the site;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud and dust being carried onto the highway;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Highway Condition survey;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development and to accord with the advice in the NPPF