

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.

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 offstreet 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.

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.

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.

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.

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.

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.

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.

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.

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.

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.