

Outline application for 50 dwellings, plus associated infrastructure and landscaping. All matters reserved except access at Land To The East Of Nostle Road Nostle Road Northleach Gloucestershire

Outline Application 26/00613/OUT	
Applicant:	The Farmington Trust Limited
Agent:	Spirit Architecture
Case Officer:	Martin Perks
Ward Member(s):	Councillor Tony Dale
Committee Date:	8 July 2026
RECOMMENDATION:	PERMIT subject to no objection from Biodiversity Officer (and any associated conditions), completion of a S106 legal agreement covering the provision of affordable and self-build/custom build housing, Biodiversity Net Gain Monitoring and financial contributions to secondary (16-18) education, library services, school transport, bus stops and a travel plan.

1. Main Issues:

- (a) Residential Development in a Development Boundary
- (b) Housing Mix and Affordable Housing
- (c) Impact on the Character and Appearance of the Cotswolds National Landscape
- (d) Access and Highway Safety
- (e) Flooding and Drainage
- (f) Impact on Residential Amenity
- (g) Biodiversity

2. Reasons for Referral:

- 2.1 This application has been referred to Planning and Licensing Committee as it falls into the major development category for the purposes of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. Site Description:

- 3.1 This application relates to an area of agricultural land located adjacent to the eastern edge of the town of Northleach. The application site measures approximately 2.7 hectares in size and consists of an agricultural field which measures approximately 2.2 hectares and an area of woodland/scrub located to its north which measures approximately 0.5 hectares in size. The agricultural field is currently set to grass. The site occupies a sloping area of land which drops in level from its north/north-west to its south-eastern corner. Land levels drop approximately 14-15m across the site.
- 3.2 The application site is bordered by agricultural fields to its north and east. The agricultural land to the north of the site is at a higher level than the application site. The western boundary of the application site adjoins a post war housing development (Nostle Road). The eastern edge of the aforementioned development is defined by a residential estate road and 3 dwellings and their associated gardens. The southern boundary of the application site lies adjacent to a Class C highway (East End). The aforementioned boundary is defined by a 1-1.5m high drystone wall and vegetation. To the south of the aforementioned highway is 21st century housing development and a field. The field sits at a lower level than the road, with its roadside boundary defined by a Cotswold stone retaining wall.
- 3.3 The application site is located within Northleach Development Boundary as designated in the Cotswold District Local Plan 2011-2031. The aforementioned boundary extends along the northern and eastern boundaries of the application site. In addition, the application site is allocated for residential development in the Local Plan under Policy S12. The site has reference N_14B Land adjoining East End and Nostle Road (17 dwellings net).
- 3.4 The site is located within the Cotswolds National Landscape.
- 3.5 The site is located within Flood Zone 1.
- 3.6 Public Right of Way KNE15 extends diagonally across the field located to the south of the application site.
- 3.7 The application site is located outside Northleach Conservation Area. The boundary of the conservation area is located approximately 175m to the west of the application site. The nearest listed building to the site is the Grade II listed Northleach Hospital which is located approximately 180-190m to the west of the proposed development.

- 3.8 A line of 7 trees located in a grass verge lying along the southern side of East End to the south and south-west of the application site are subject to Tree Preservation Orders.

4. Relevant Planning History:

Application Site

- 4.1 24/02650/OUT Outline planning application (all matters reserved) for the erection of 9No. dwellings. Withdrawn 2024
- 4.2 25/02874/SCR Request for a formal EIA Screening Opinion for Outline Planning Application for the erection of 48 dwellings (all matters reserved except access) plus infrastructure and associated works. EIA Not Required 2025
- 4.3 26/00237/SCR Request for a formal EIA Screening Opinion for Outline Planning Application for the erection of 50 dwellings (all matters reserved except access) plus infrastructure and associated works. EIA Not Required 2026

Land to south of East End

- 4.4 14/02212/OUT Outline application for residential development of up to 50 dwellings. Refused 2014
- 4.5 14/04274/OUT Outline application for residential development of up to 40 dwellings. Permitted 2015
- 4.6 16/03403/REM Erection of 40 dwellings and associated works (Reserved Matters application relating to Outline permission 14/04274/OUT). Approved 2016
- 4.7 17/00700/REM Variation of Condition 1 (plan numbers) of approval 16/03403/REM to enable re-positioning of southern access road and adjacent dwellings. Approved 2017
- 4.8 17/03247/REM Erection of 6 dwellings and detached garages (amendment to the design of garages on Plots 30 and 31, installation of roof lantern in Plot 40 and rooflights in Plots 25, 26 and 27) approved under Reserved Matters approval 17/00700/REM. Approved 2017

Land to west of application site

- 4.9 CD.3408/A Outline application for residential development on 2.4 hectares. Construction of a new vehicular and pedestrian access. Refused 1986
- 4.10 CD.3408/B Outline application for residential and light industrial development. Construction of a new vehicular and pedestrian access. Permitted 1987
- 4.11 CD.3408/B/AP Erection of 49 dwellings and garages. Construction of a new vehicular and pedestrian access. Permitted 1988
- 4.12 CD.3408/C Erection of 60 dwelling units comprising of 51 houses and 9 bungalows. Provision of garaging and parking. Construction of a new vehicular and pedestrian access. Refused 1987
- 4.13 CD.3408/D Erection of 19 dwelling units with associated garaging and car parking. Construction of a new vehicular and pedestrian access. Refused 1988. Appeal Allowed 1989 (APP/F1610/A/88/111481)

5. Planning Policies:

- DS1 Development Strategy
- DS2 Dev within Development Boundaries
- H1 Housing Mix & Tenure to meet local needs
- H2 Affordable Housing
- EN1 Built, Natural & Historic Environment
- EN2 Design of Built & Natural Environment
- EN4 The Wider Natural & Historic Landscape
- EN5 Cotswolds AONB
- EN7 Trees, Hedgerows & Woodlands
- EN8 Bio & Geo: Features Habitats & Species
- EN10 HE: Designated Heritage Assets
- EN14 Managing Flood Risk
- EN15 Pollution & Contaminated Land
- INF1 Infrastructure Delivery
- INF2 Social & Community Infrastructure
- INF3 Sustainable Transport
- INF4 Highway Safety
- INF5 Parking Provision
- INF8 Water Management Infrastructure
- S12 S12 - Northleach
- NPNE N'LEACH/EASTINGTON NP 2018-2030

- NPNE3 NE3:Design Built & Natural Environment

6. Observations of Consultees:

- 6.1 Gloucestershire County Council Highways: No objection subject to conditions and financial contributions of £28,100 to bus stop infrastructure; £28,500 to a travel plan and £20,580 Home to school transport
- 6.2 Gloucestershire County Council Lead Local Flood Authority: No objection subject to condition.
- 6.3 Gloucestershire County Council Community Infrastructure: Requests a financial contribution of £63,918 to secondary (16-18) education and £9,800 to library services.
- 6.4 Gloucestershire County Council Archaeology: No objection
- 6.5 Biodiversity Officer: Further information requested.
- 6.6 Housing Officer: Comments incorporated into report.
- 6.7 Tree Officer: No objection subject to conditions.
- 6.8 Environmental and Regulatory Services Contamination: No objection subject to conditions.
- 6.9 Environmental and Regulatory Services Air Quality: No objection subject to conditions.
- 6.10 NHS Gloucestershire: No response to date
- 6.11 Thames Water: No objection subject to water supply condition.

7. View of Town Council:

- 7.1 Response received on the 3rd April 2026:

Summary:

Northleach with Eastington Town Council raises no objection to the principle of development of this site which is allocated for residential development in the adopted Cotswold District Local Plan 2011 - 2031. Policy S12 Northleach

allocates site N_14B (Land adjoining East End and Nostle Road) with an indicative capacity of 17 dwellings. However, the Council has serious concerns about the current proposal for 50 dwellings, which is not in accordance with the Local Plan and represents an overdevelopment of the site. The proposal substantially exceeds the scale and form envisaged and fails to respond appropriately to the site's constraints, particular in terms of landscape and sewage capacity.

1. Amount of development

1.1 The applicant's Planning Statement (paragraph 6.6) seeks to justify an increase in the capacity of the site from 17 to 50 dwellings to address the district's acute housing and affordability pressures and to assist in meeting the district's objectively assessed need for the next plan period up to 2046'.

1.2 We cannot agree with the applicant's justification for increasing the capacity of the site to 50 dwellings on the basis of housing need. While the Government's housing targets and desire to boost housing supply are acknowledged, this is a strategic, district-wide issue and does not in itself justify development at a scale that is inappropriate to an individual site.

1.3 Although the SHELAA Update of October 2021 considers that site N1_4B may have capacity greater than originally identified, it identifies a potential increase to 35 dwellings, based on standard density assumptions and a clear recognition of the site's landscape constraints. The proposal for 50 dwellings therefore significantly exceeds not only the original Local Plan allocation, but also the new upper range identified in the SHELAA evidence.

1.4 While the absence of a five-year housing land supply is noted, which tilts the balance in favour of sustainable development as set out in the NPPF, it should not be allowed to overshadow other relevant policies and material considerations. The presumption in favour of sustainable development does not support the maximisation of housing numbers at the expense of site constraints, design quality and infrastructure capacity. The key issue is not whether the site should be developed, but whether it can accommodate development at the scale proposed without giving rise to unacceptable harm.

1.5 The Local Plan allocation does not simply identify the site for housing, but also establishes a site-specific framework for its development, including an indicative capacity and design approach reflecting its landscape sensitivity and role in forming a softer edge to the settlement. These aspects of the policy are concerned with the form and quality of development, rather than the overall

supply of housing, and therefore remain relevant and should be afforded weight in the planning process.

1.6 In addition, the site lies within the Cotswolds National Landscape, where great weight should be given to conserving and enhancing their landscape and scenic beauty when considering development proposals, in accordance with NPPF paragraph 189.

1.7 The recommendations in the Northleach Site Assessments SHELAA (2021) are:

Should N14B be developed, the scheme should:

- improve the eastern gateway into Northleach through sensitive design and the development must respect and reflect the local character with a very high design standard;*
- create a soft edge to the settlement that improves the transition between the built-up area and the surrounding countryside;*
- not extend the line of houses beyond the line of built form of the recently completed 40 dwelling development to the south;*
- include a large area of public open space on the part of the site which does not accommodate housing development, which should contribute towards the delivery of the Green Infrastructure ring around the town; include a footpath; SuDs; substantial areas of tree planting and other features to enhance biodiversity.*
- retain and enhance the woodland belt along the northern boundary; and*
- create a treed boundary along the eastern and southern boundaries to break up the development form, as well as trees throughout the development*

1.8 The proposal before us conflicts with the site-specific recommendations, notably the extent of the built form beyond the estate opposite, and the absence of the expected area of public open space, and would need to be amended to achieve compliance with them.

1.9 We note that, based on the applicant's documents, in pre-application advice the Local Planning Authority requested a scheme be developed for the whole site N_14B with an increase in housing numbers in line with changes in

national planning policy. This would appear to be a response to the piecemeal approach taken in a previous application, 24/02650/OUT, now withdrawn. However, this advice does not override the landscape constraints, site-specific policy framework, or statutory duties and should not be interpreted as justifying development that exceeds the site's capacity.

1.10 In this context, it will be necessary for the applicant to clearly explain what assessment has led to the conclusion that the site can accommodate 50 dwellings, and why this does not give rise to unacceptable harm having regard to the constraints previously identified. It is important that factors specific to this site are given appropriate weight in the assessment, to ensure that any decision on this application is well-founded and reasonable.

2. Access and highway safety

2.1 The Town Council requests that the Highway Authority fully assesses the safety and functionality of the proposed access under future conditions, when on-street parking is likely to increase, and that any necessary mitigation measures are identified.

2.2 We also draw attention to the transition from the existing 30mph speed limit to 60mph, which occurs approximately halfway along the southern boundary of the site. The Council requests that the Highway Authority considers extending the 30mph zone or introducing other traffic calming measures to ensure the safety of future residents.

2.3 Following these assessments, it is expected that any necessary mitigation measures would be secured through planning conditions and, where appropriate, Section 278 agreements.

3. Housing mix and affordable housing

3.1 The Town Council would like homes to be provided for young families. Much of the open market housing built in Northleach in the last 30 years has been larger four- or five-bedroom properties. The 2021 Census showed that Northleach is now overprovided with larger, more expensive homes, compared to the district average. These often attract retirees downsizing from London and are simply not affordable for families starting out. Northleach Primary School numbers have fallen over the past 15 years, and now stand at 115 pupils, down from about 180, which indicates that the housing needs of young families are not being met.

3.2 *The Town Council supports the provision of affordable housing but stresses the need for the right amount and housing mix. While Northleach has good local services, including shops, Post Office, doctors' surgery and primary school, opportunities for local employment are limited. Future residents will need to travel to access employment and wider support services, which creates a risk of social and economic isolation if the housing mix is not aligned with local needs. Furthermore, if the housing mix policy in relation to dwelling size is applied to the whole scheme, the current structural problem will be perpetuated of delivering smaller homes as 'affordable' housing i.e. social rent or shared ownership, alongside larger, expensive open market housing.*

3.3 *Following feedback from the public consultation, the developer proposed increasing the numbers of smaller properties as 'shared ownership' rather than 'social rented'. We do not believe this will address the identified issue of high local property prices. Shared ownership is unpopular and failing to deliver an affordable route to homeownership, according to Government reports. Many young couples and families starting out do not qualify for social rent, and would like to purchase their own property.*

3.4 *The Town Council seeks a balanced, sustainable community where people with local connections have genuine opportunities to purchase their first home. To better meet local need, the scheme should include a greater proportion of First Homes alongside a larger number of 2- and 3-bedroom properties for sale on the open market, ensuring homes are available for young couples and families. The evidence set out above supports this approach.*

3.5 *Additionally, the Town Council is keen that to ensure the houses don't become holiday lets and are lived in by people who want to become part of our community. We would welcome any mechanism that could help to secure this outcome.*

4. Landscape and visual impact

4.1 *The landscape sensitivity of the development site is considered medium to high/medium, in the Study of land surrounding Key Settlements in Cotswold District: Update (2014). Although the site is screened from wider views, the estate will be highly visible and dominate the view of Northleach when approaching from the east.*

4.2 *In the evaluation of landscape sensitivity, the N_14B site assessment states: "Housing development here would only be acceptable if it was carried out to a very high standard to create a more pleasing indented and varied edge*

to the settlement on this side.....Development should not venture east beyond the settlement edge created to the south by the recently completed development. The east of the parcel could be utilised for community benefit and the enhancement of Green Infrastructure provision."

4.3 As noted earlier, the proposal allocates housing across the whole site, taking the residential boundary past the settlement edge of the estate to the south, and leaving minimal space for green infrastructure and community benefit. While the proposal shows some attempt to provide a soft edge, the limited tree and shrub planting will be insufficient to provide adequate screening. Improved landscaping, likely requiring a lower density, will be necessary to integrate the development sensitively into the valley setting.

4.4 The proposal emphasises a landscape contribution through the creation of a section of the Circular Route or Green Ring aspiration in the Northleach Neighbourhood Plan. However, surrounding fields (which are also owned by the applicant) have recently been fenced off, preventing a continuous route and undermining the Green Ring concept. It should be noted of course that a permissive path can be withdrawn at any time. Northleach has previous experience where a developer promised public access to the surrounding countryside - through the 40-dwelling site opposite - but those estate paths are now designated as private. Accordingly, no weight can be given to the creation of the Circular Route unless public access is secured through a legal mechanism, such as a public right of way.

5. Flood risk and drainage

5.1 The site is predominantly Fuller's Earth (clay), with some areas of permeable limestone; this geology significantly limits natural infiltration. When clay becomes saturated, springs emerge and can persist for some time. Local knowledge indicates that the field is frequently waterlogged, with springs emerging from the upper slopes that will require ongoing management. "It is well known that you can lose your boots in that field". There is significant potential for surface water to overwhelm drainage systems if not adequately addressed.

5.2 Residents of nearby properties have reported existing issues, including water rising in their gardens from natural springs and flooding of the roads adjacent to the site. The drainage gully on the Nostle Road junction has been filled in and water coming down East End / the London Road often discharges into the field opposite. Any development must provide robust, long-term

management of surface water and runoff to prevent recurrence of flooding on the site itself and of neighbouring properties and roads.

5.3 Numerous residents have also raised concerns with the Town Council about the capacity of the sewage system to cope with an additional 50 dwellings. The sewage system was designed and built in the 1950s when Northleach was about one third of the size it is today and their concern appears to be well founded.

5.4 In a letter tucked away at the end of the Flood Risk Assessment, Thames Water writes that "the receiving network is served by Northleach STW [sewage treatment works] and there isn't capacity to serve the development currently." Thames Water requests a condition is attached to any planning permission for this site preventing occupation of the properties until all sewage works upgrades are finished, or a housing and infrastructure phasing plan is agreed, to avoid sewage flooding and/or potential pollution incidents.

5.5 Lack of sewage system capacity in Northleach was already known when Local Plan Policy S12 was adopted, as it states: "For site N_14B, developers will be required to demonstrate that there is adequate waste water and water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. Developers may need to fund studies to ascertain whether the proposed development will overload existing water infrastructure."

5.6 However, the applicant does not address this issue directly. They appear to be proposing a "temporary" private sewage treatment plant on site, disclosed only in a technical drawing (Drawing No. 25190/01). We believe that such a plant has no precedent and would face substantial regulatory hurdles. Planning Practice Guidance requires developers to connect to the public sewer where it is available. We refer to the detailed comment by James Oxley which lays out concerns about this proposal and the lack of transparency around it.

5.7 Thames Water is in serious financial difficulties, with sewage discharges regularly occurring across its network. The failings of the Northleach sewage treatment works were recently highlighted in the Channel 4 docudrama 'Dirty Business'. Yet there are currently no plans to upgrade the facility. It would be reckless to assume Thames Water would be able to complete an upgrade of the local sewage treatment works in the next three years. A "temporary" sewage treatment works as proposed by the applicant cannot be considered temporary when there is no viable plan to connect to the public sewer system.

5.8 *Given the above concerns and because adequate wastewater capacity has not been demonstrated as required by Policy S12, the Council believes it is essential that, should planning permission be granted, then a condition is applied that restricts construction until a clear delivery plan for sewage capacity upgrades is in place.*

6. Biodiversity and ecology

6.1 *The development could result of loss of biodiversity on-site, and while mitigation is proposed, the pond appears primarily intended for flood management rather than ecological or amenity purposes. The Biodiversity Net Gain Assessment accepts that biodiversity enhancements will need to be made off site, either by utilising the adjacent land to the north of the Site, or through the purchase of off-site biodiversity units from a commercial habitat bank. Other than an outline on a Habitat Plan, little information is provided on how biodiversity enhancements will be delivered, or how they will be secured in the longer term. We question whether this gives sufficient certainty that the required 10% net gain in biodiversity will be achieved in compliance with the Environment Act 2021.*

7. Infrastructure and planning obligations

(a) Space for a playground within the development

7.1 *The Fields in Trust Standards for children's play state that "every home should have access to play space within 100 metres," otherwise known as Local Areas for Play (LAP). The indicative landscape plan for the proposed development does not clearly allocate a Local Area for Play. The legend states that "naturalistic areas of play [are] to be incorporated as required," but no specific areas are identified. While the layout is indicative, the available open spaces - the south-east area with a balancing pond, the sloping scrubland behind the houses, and the tree-lined north-east section - appear constrained and unsuitable for children's play. The Town Council therefore requests that provision for a children's playground is explicitly considered at the reserved matters stage, noting that this is more likely to be achievable if the density of development is reduced.*

(b) Creation of a visitor car park

7.2 *The proposed development of 50 new dwellings on the edge of the town will generate additional demand for parking in the town centre. While the distance of just over half a mile is walkable for some, it is likely that a significant*

proportion of trips to access local shops and services will be made by private car. This will lead to an intensification of existing on-street parking pressures in the town centre and nearby residential streets.

7.3 The creation of an off-site public car park, as envisaged in the Northleach Neighbourhood Plan and supported by Policy S12 of the Local Plan, is therefore necessary to mitigate the impact of the development on local parking availability and maintain safe and convenient town centre access for all users. The Town Council therefore requests that, should planning permission be granted, the developer makes a binding commitment towards the provision of an off-site public car park, either by constructing a public car park on land within its ownership as described in Neighbourhood Plan Policy NE1, or by providing a financial contribution to enable the delivery of such a facility.'

8. Other Representations:

8.1 Approximately 61 objections, 2 support and 1 general comments received.

8.2 Main grounds of objection are:

i) The town's infrastructure cannot cope with anymore additional dwellings. The sewers/drainage is inadequate. The main road through the town cannot cope with more traffic. Parking is a nightmare at the moment. Local amenities are insufficient.

ii) If there was another small shop or a garage with this development I think it would be good. But as it stands there is not, this town simply cannot cope now with the amount of people & cars here. Let alone adding another 50 houses.

iii) How will the surgery, the shop, the chemist cope with this?

iv) You can barely park in the town square now let alone with 50 extra houses in Northleach. The High Sstreet is already packed with cars. It's just completely unnecessary.

v) There are no details specified in the planning application of how the new houses will look. There are no architect design drawings, and there are no specifications of the building materials that will be used in the construction of the houses. In such a planning application one would normally expect to see clearly presented a full architectural design of the proposed housing, together

with full building material specifications, for the constructions that form the housing development project to be considered for approval.

vi) There are no details specified in the planning application of how the sewage and foul water coming from the new houses will be routed to the Northleach Waste Water Treatment Works on the River Leach. One would normally expect to see presented a detailed drawing of the sewage & foul waste pipeline route, together with details of the pumping station, the sewage pipeline's capacity, and quantifying its usage when the housing development is completed.

vii) Northleach has an ageing sewage and wastewater infrastructure managed and operated by Thames Water. Sewage and foul water waste from the Town's households, together with storm overflows, flow down to the Northleach Sewage Pumping Station in Eastington Road. They are then pumped across the River Leach to the Northleach Wastewater Treatment Works where they are chemically treated before being released into the River Leach. Statistics provided by the Environment Agency showed that there were regular failures in the Northleach water treating process. In the period 2021-24, raw sewage was discharged 64 times by Thames Water into the River Leach in Northleach. Today, Thames Water act as an "operator self-monitoring" and do not accurately report spillages; the quantity of raw sewage now entering the River Leach is estimated to be 50% greater than in 2024. Adding another 50 dwellings to this drainage system risks breaking the system, causing raw sewage releases particularly in the area of the Cotswold Medical Practice & The Westwoods Centre in Bassett Rd.

viii) We ask that an independent assessment study be made on the viability of the Town's present sewage and wastewater infrastructure, and the impact on it of adding 50 dwellings, and what added investment is required to support the additional 50 dwellings proposed in this planning application.

ix) While the need for appropriate and sustainable housing is recognised, this proposal is unsuitable for a settlement of Northleach's size and infrastructure capacity. The development would place an unsustainable burden on essential local services and facilities, and would cause significant harm to the historic and natural environment, contrary to the principles of sustainable development set out in the National Planning Policy Framework (NPPF).

x) Insufficient Parking Provision, Congestion, and Road Safety concerns. Northleach already experiences significant parking pressure, particularly around the Market Square and High Street, where parking is frequently at capacity. The

narrow road layout and high volume of passing traffic have already resulted in increased incidents of vehicle damage, including wing mirrors being struck and cars being clipped by passing vehicles. Additional vehicles in the area will exacerbate congestion and increase the risk of further damage. This conflicts with NPPF guidance requiring developments to provide 'safe and suitable access for all users' and 'to avoid severe residual cumulative impacts on the road network'.

xi) Lack of Capacity at the Local GP Surgery. The Northleach GP surgery is already operating at or near capacity, with residents reporting difficulty securing timely appointments. An additional 100-200 residents would place further pressure on primary care services.

xii) Insufficient Secondary School Catchment Capacity.

xiii) Inadequate Sewage and Wastewater Infrastructure.

xiv) Harm to the Conservation Area and the Cotswolds AONB.

xv) Conflict with Sustainable Development Principles.

xvi) Lack of existing foul sewer capacity. I support development in general and it's not the developer's responsibility to rectify deficiencies in the existing network, however the Northleach Waste Water Treatment Works has not been adequately maintained and consequently is already overloaded and discharging raw sewage into the River Leach. I note that the application also proposes a temporary foul treatment plant in the event the permanent upgrades are not completed in time, which will discharge directly to the river. If it wasn't bad enough that the existing network pollutes the river, the application seeks to temporarily pollute the river until a connection is allowed to the permanent network to then also pollute the river. Who will operate and maintain this temporary treatment plant? If this application is approved without legally binding requirements setting out the operation, maintenance and monitoring of discharges in the public interest, it is allowing raw sewage discharges into the river in the same way that the permanent network is already doing. 50 new properties should not be allowed to temporarily bypass or permanently connect to the already overloaded and failing foul sewer network without upgrades, and even in that event there is no confidence whatsoever that the upgrades will be properly carried out and maintained by Thames Water, a company that is alleged to have criminally allowed the foul sewer network to lapse into a state of being unfit for purpose for existing connections, let alone new connections.

xvii) Northleach needs more 2 & 3 bedroomed family homes. The Town has an undersupply of these compared to the national average.

xviii) The dwellings Nos 4-11 in the Layout Plan are located too close to the East End roadway. This close proximity to the roadway creates a serious potential hazard for the eventual occupants of these properties.

xix) Construction of the waste water drainage pipeline, as presented in this planning application, would entail five of these trees (T3, T4, T5, T6, & T7) having their Root Protection Areas penetrated by the construction work. These 5 protected trees are 2 mature Beech trees and 3 Silver Birch trees.

xx) Thames Water states clearly that Northleach Sewage Works currently has no capacity to serve this development at all. It requested a planning condition preventing any homes from being occupied until upgrade works are completed, or until an infrastructure and phasing plan is agreed to prevent flooding and pollution incidents. The ability to connect these homes to the sewage works, and for the works to have the capacity to deal with them, is fundamental to this application. Yet the applicant has not clearly stated anywhere in the main documents that there is currently no capacity available.

xxi) There are already 40 new homes nearby connected to the same sewage works. The impact of a total of around 90 new homes on a works with no spare capacity has not been properly assessed. There is also no guarantee Thames Water will upgrade the works in a reasonable timeframe.

xxii) The proposed plan includes a row of terraced dwellings directly adjacent to the rear of our house and garden. No elevation plans have been included in the application to our knowledge, but based on the information given, it is assumed the terrace numbers 6-8 on the East End road will be 2 stories high. If this is the case, these will look straight into our garden and the rear of our house where our living space is. Due to the incline of the hill to the North, the site is already higher than where we are on the opposite side of the road. We request that house numbers 6-8 are 1 storey high, or else the plan is altered so that the dwellings sit further back from the road, to avoid the loss of privacy in our garden and rear of our property.

xxiii) Density of development.

xxiv) Impact on wildlife.

xxv) Landscape and visual impact.

xxvi) Over development- the site is too dense, mostly at the west side. The gardens for the small units are very small. No play space provided nor any within safe walking distance for children.

xxvii) Congestion at Nostle Road junction.

xxviii) I have significant concerns regarding the capacity of the local telephone exchange. It is my understanding from talking to Openreach engineers that the exchange is currently at absolute capacity, with engineers already forced to "piggyback" connections to maintain service.

xxix) There are currently 16 properties for sale (Rightmove) in Northleach covering a wide price range. We do not need 50 more properties built in Northleach. This number far exceeds what was originally planned.

xxx) The local businesses are excellent - but there is no bank, no supermarket, no dentist, no Community NHS facilities etc etc . Everyone has to travel to Cheltenham or Gloucester to access a wide range of facilities. More commuting in a car. More traffic on the roads.

xxxi) The Council's own adopted Local Plan allocates this site for 17 homes. This application is for 50. The applicant points to a future Local Plan, but that has not been adopted yet. Planning decisions must be made against the current plan. Under the current plan, 50 homes on this site has no policy basis.

xxxi) The Council's own 2021 site assessment, carried out by the Council's own officers, including a landscape specialist, concluded 17 homes after much detailed analysis. The reasons were specific: housing should not go beyond the boundary of the 40-home scheme already built to the south; the tree belt to the north should not be built on; and the landscape here is Medium to High sensitivity. The layout submitted with this application goes beyond all three of those limits. The same assessment also flagged that the eastern part of the site falls within the Cotswold Valleys Nature Improvement Area, and that the northern tree belt may deserve a Tree Preservation Order - its loss, the council said, 'would make the site less developable,' Neither issue has been properly addressed.

8.3 **Main grounds of support are:**

i) Within Settlement Boundary, allocated for residential, so principle of residential acceptable.

- ii) Affordable housing complies with Policy.
- iii) Key issue is the number of residential units, and whether they can be successfully integrated, into this part of the Natural Landscape.
- iv) Having a greater number of units, than intimated in the Local Plan, is in principle welcome, in the context of: Lack of 5 year old residential supply, contribution to the 33% undersupply, in the recent Issues and Options consultation, makes (the most) effective use of the land for residential, as required by December 2024 NPPF, does the same in relation to the consultation version of the 2025 NPPF, which also strongly encourages higher density.
- v) The layout indicates one way that 50 units could be provided, with a low impact on the Natural Landscape. In addition it provides considerable benefit by its contribution to residential need, and affordable housing. The density proposed is at a level that I have been supporting for other edge of Settlement sites.
- vi) As making effective use of the land is crucial in the CDC context, the December 2024 NPPF, and the consultation version of the 2025 NPPF, a condition should be added, that 50 units must be provided.
- vii) I am very much in favour of this development however it could allow for much needed traffic calming of traffic entering and leaving Northleach. This could be more easily achieved if the road entrance to the estate was from the East End road rather than from Nostle road estate. This would also allow for the fronts of new houses to face the road in the same manner they do in the more original parts of Northleach. With an extra road off the East End, this would mean that vehicles would be weary of other vehicles leaving and joining the East End and take more care with speed.

8.4 **General comments are:**

- i) Are Farmington Trust in breach of the "Permanent Endowment Status" of the Wills legacy. It is a matter of long standing understanding within the Northleach community that this land was endowed to the Trust under the specific conditions intended to ensure its preservation as a permanent asset.

8.5 **Cotswolds National Landscape Board**

8.5.1 'The above application which is located within the Cotswolds National Landscape has been brought to the attention of the Cotswolds National

Landscape Board ('the Board'). In reaching its planning decision, the local planning authority (LPA) has a duty to seek to further the statutory purpose of conserving and enhancing the natural beauty of the National Landscape.³ This duty should be explicitly addressed within the decision including an explanation of how the LPA considers the duty has been discharged.....

8.5.2 Due to the current development management consultation workload, the Board will not be providing a more comprehensive response on this occasion. This does not imply support for, or objection to, the proposed development'

8.6 Gloucestershire Constabulary - Designing Out Crime Officer

'Parking courts

8.6.1 The design shows parking courts used in different capacities across the site, a design feature which should be discouraged as they limit natural surveillance and can cause ASB, taking movement away from the primary routes and encouraging people to use their back garden gate.

8.6.2 Rather than design in features which are proven to cause of continual ASB and vehicle crime across the county, create more options where vehicles can be parked close to the home and been easily seen by their owners.

8.6.3 Rear courts are often under-utilised and are sometimes abused. They may form part of a scheme with various approaches to parking, but experience shows that heavy reliance on rear parking courts, without on-street controls to maximise their use, often leads to serious on-street problems. CIHT Residential Parking Design guidance note

8.6.4 To do this it would be advantageous to have a condition added to ensure every design stage includes open dialogue with the Constabulary's DOCO, enabling this application to meet the requirements set out in the following documents

- Section D.65, Paragraph (a) explains Open spaces, including streets and parks should be designed with adequate seating, gently sloping access routes, measures to reduce fear of crime, and an attractive appearance, so that people are encouraged to use them. Cotswold District Local Plan 2011-2031*
- CIHT Residential Parking Design guidance note*

- *Security Overlay to the RIBA Plan of Work*
- *Chief Planning Officer's letter in July 2017 reminding Authorities of the importance to include crime prevention and counter terrorism security measures*
- *Section 4.6 detailing Layout and connectivity in Manual for Street, Department of Transport*
- *Paragraph 135 (f) of the National Planning Policy Framework (NPPF), Department for Levelling Up, Housing and Communities*
- *Paragraph P2 of the Public Spaces section in the Ministry of Housing, Communities and Local Government's National Design Guide*
- *Paragraph 12 of the Healthy and Safe Communities section of the Practical Planning Guidance (PPG) which replaced Safer places: the planning system and crime prevention in 2014*
- *Section 17 of the Crime and Disorder Act 1998*

8.6.5 It is important to stress each of these documents place a requirement for the Planning Authority and the architect/ developer to create designs which prevent crime, the perceived fear of crime and ASB.'

9. Applicant's Supporting Information:

- Planning Statement
- Design and Access Statement
- Built Heritage Appraisal v. 2
- Transportation Statement
- Sustainability and Waste Management Statement
- Statement of Community Involvement
- Phase I Land Contamination Assessment
- Landscape and Visual Impact Assessment
- Geophysical Survey Report
- Flood Risk Assessment
- Ecological Impact Assessment (EcIA)
- Biodiversity Net Gain Statement
- Arboricultural Feasibility Assessment
- Arboricultural Impact Assessment
- Affordable Housing Statement
- Odour Constraints Assessment

- Archaeological Evaluation Assessment
- Archaeology - Final Report on an Evaluation at Land Parcel at Nostle Road

10. Officer's Assessment:

Proposed Development

- 10.1 This application is seeking Outline planning permission for '*50 dwellings, plus associated infrastructure and landscaping.*' Details relating to Access form part of this application. However, other details relating to Appearance, Scale, Layout and Landscaping have been reserved for subsequent reserved matters approval should Outline permission be granted. This application therefore seeks to establish the principle of development on the site rather than its final design or layout.
- 10.2 Notwithstanding the Outline nature of this application, the applicant has submitted an illustrative layout plan with this application which sets out how 50 dwellings and associated infrastructure could potentially be accommodated on the application site. The submitted plan shows a mix of detached, semi-detached and detached dwellings, with a terrace of housing addressing East End to the south. An area of landscaping/open space is proposed in the south-eastern corner of the application site, with terraces of housing fronting onto the aforementioned area. A strip of land would be retained in the northern corner of the site for landscaping and open space. A footpath link is also shown in the northern boundary of the application site. It would connect into a permissive footpath that extends through the field to the north of the site.
- 10.3 Vehicular access to the proposed development would be via a new entrance onto Nostle Road to the west of the application site. The proposed entrance would be located approximately 30m to the north of the junction of Nostle Road with East End.
- 10.4 Pedestrian access points are also proposed in the southern boundary of the site, which would connect onto an existing pedestrian footway lying along the northern side of East End.

(a) Residential Development in a Development Boundary

- 10.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that '*If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.*' The starting point for the determination of this planning application

is therefore the current development plan for the area which consists of the Cotswold District Local Plan 2011-2031 and the Northleach with Eastington Neighbourhood Plan 2018-2030

10.6 In addition to the above, it is noted that policies in the current National Planning Policy Framework (NPPF) (December 2024) represent a significant material consideration when assessing this application. It is also noted that the Government published a new draft version of the National Planning Policy Framework (NPPF) for consultation on the 16th December 2025. The consultation period for the aforementioned document expires on the 10th March 2026 and it is anticipated that a final version of the new NPPF will be released in Summer 2026. Whilst the draft NPPF is a consultation document, it is considered that the proposed policies within it are a material consideration and must be given a degree of weight at the present time. The relevant draft policies will be referred to in this report in addition to those policies in the existing NPPF.

10.7 The application site is located within Northleach Development Boundary. The following Local Plan policy is considered applicable to this proposal:

10.8 Policy DS2 Development Within Development Boundaries

'Within the Development Boundaries indicated on the Policies Maps, applications for development will be permissible in principle.'

10.9 In addition to the above, the application site is allocated for residential development in the Local Plan under Policy S12 - N_14B Land adjoining East End and Nostle Road (17 dwellings net).

10.10 It is considered that the introduction of residential development onto the site is acceptable in principle.

10.11 In addition, the draft NPPF states:

S4: Principle of development within settlements

'1. Development proposals within settlements 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.'

10.12 Notwithstanding the above, it is noted that the Council also has to have regard to policies in the existing National Planning Policy Framework (NPPF) and

guidance in the Planning Practice Guidance (PPG) when reaching a decision. The NPPF and the PPG represent significant material considerations. In particular, it is noted that the December 2024 update of the NPPF, in combination with the updated PPG on Housing and Economic Needs Assessment, introduced a new standard method for calculating local housing need. Prior to the December changes to the NPPF and PPG, the Council could demonstrate a 7.3 year supply of housing land. It was therefore comfortably meeting its requirement to provide a 5 year supply of such land. However, as a result of the aforementioned changes the Council can now only demonstrate a 1.8 year supply.

- 10.13 Prior to December 2024, the Council's 5 year supply was measured against the residual Local Plan housing requirement, which was 265 homes per year (based on the Housing Land Supply Report August 2023). However, the new standard method means that the Council's 5 year supply must now be measured against the standard methodology calculation of the number of homes needed in the district, which increased in December 2024 from 504 to 1036 homes per annum. The December changes to the NPPF therefore result in the Council having to deliver a far higher number of dwellings than that required prior to December 2024. As the supply figure is now under 5 years, it is necessary to have regard to paragraph 11 of the NPPF, which states:

11. Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing

well-designed places and providing affordable homes, individually or in combination.

- 10.14 Footnote 8 of the NPPF advises that '*out-of-date*' for the purposes of paragraph 11 includes '*for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirements over the previous three years.*' In light of this guidance, it is considered that Local Plan Policy DS2 is out-of-date at the present time and that paragraph 11 is engaged in such circumstances. Notwithstanding this, it is considered that a reasonable degree of weight can still be attributed to Policy DS2 at the current time as it is considered to accord with the aspirations of the NPPF, which seek to promote sustainable development in rural areas, support housing that reflects local needs and enhance or maintain the vitality of rural communities.
- 10.15 In the case of criterion d) i) of paragraph 11, it is noted that footnote 7 of the NPPF advises that areas or assets of particular importance can include National Landscapes. Harm to such an area could therefore provide a strong reason to refuse an application for housing even if a 5 year supply of housing land cannot be demonstrated. With regard to criterion d) ii), it is necessary to weigh the benefits arising from the scheme, such as the delivery of housing, including affordable housing, against the adverse impacts of the proposal. These aspects of the proposal will be addressed later in this report. However, in the case of criterion d) ii), it is evident that the adverse impacts would have to significantly and demonstrably outweigh the benefits in order for an application to be refused.

Strategic Housing and Economic Land Availability Assessment (SHELAA)

- 10.16 With regard to the application site itself, it is noted that the current site has been assessed as part of the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) process. The site is referenced as N14B Land adjoining East End and Nostle Road in the Strategic Housing and Economic Land Availability Assessment (2021), which states:

Summary

10.16.1 The site is already allocated for residential development in the Local Plan. There is an opportunity to improve the eastern gateway into Northleach with a limited amount of housing development on N14B. This

should not extend beyond the line of built form of the recently completed 40 dwelling development to the south. Any housing in this location will need to be sensitively designed and must respect and reflect the local character with a very high design standard required. It should create a soft edge to the settlement which improves the transition between the built up area and the surrounding countryside.

Recommendation

10.16.2 The site should continue to be allocated within the Local Plan. However, the site allocation policy should specify which parts of the site that should accommodate residential development and the parts of the site that should accommodate other elements of the development. Indicative capacity 17 homes (based on a density multiplier assumption of land within the west of the site, which: (i) would not extend housing beyond the line of developed form to the south of the site; and (ii) excludes land within the tree-belt to the north. A higher or lower amount of development may be appropriate when a detailed proposal is submitted). Proposed site design brief for Local Plan The following is not an exhaustive list and further guidance on design requirements will be provided through the pre-application process. Developments will be expected to comply with the requirements of the Cotswold Design Code and to deliver high quality built and green infrastructure design.

Indicative capacity

10.16.3 17 homes (based on a density multiplier assumption of land within the west of the site, which: (i) would not extend housing beyond the line of developed form to the south of the site; and (ii) excludes land within the tree-belt to the north. A higher or lower amount of development may be appropriate when a detailed proposal is submitted).

10.16.4 Should N14B be developed, the scheme should:

- improve the eastern gateway into Northleach through sensitive design and the development must respect and reflect the local character with a very high design standard;*
- create a soft edge to the settlement that improves the transition between the built-up area and the surrounding countryside;*
- not extend the line of houses beyond the line of built form of the recently completed 40 dwelling development to the south;*

- *include a large area of public open space on the part of the site which does not accommodate housing development, which should contribute towards the delivery of the Green Infrastructure ring around the town; include a footpath; SuDs; substantial areas of tree planting and other features to enhance biodiversity.*
- *retain and enhance the woodland belt along the northern boundary; and*
- *create a treed boundary along the eastern and southern boundaries to break up the development form, as well as trees throughout the development.*

Key actions required

- *Further assessment of whether the site is best and most versatile agricultural land;*
- *Preliminary Ecological Assessment, particularly to the potential for Sky Larks and of the woodland belt along the northern boundary;*
- *Archaeological survey;*
- *Landscape and visual impact assessment; and*
- *Appraisal of the local Green Infrastructure network and opportunities.*

10.17 It is evident that the SHELAA considers the site to be suitable for residential development subject to a number of recommendations being addressed. The need to create a soft edge to the settlement together with new landscaping and open space are noted. It is also noted that the SHELAA makes reference to built development not extending beyond the recently completed housing scheme to the south. However, Officers consider that a rigid adherence to this could result in a rather contrived and hard built edge to the settlement. It is considered that there is scope to develop a scheme that projects further eastwards than the development to the south, whilst still respecting the character and appearance of the area. Moreover, in light of the December 2024 changes to the NPPF, this Council now has to ensure that development schemes make an efficient use of land, whilst also ensuring that they respond in a sympathetic manner to their surroundings.

10.18 Paragraph 124 of the NPPF states that decisions *'should promote an effective use of land in meeting the need for homes and other uses, while safeguarding*

and improving the environment and ensuring safe and healthy living conditions.'

- 10.19 Paragraph 129 of the NPPF states that planning decisions should support development that makes efficient use of land, taking into account: the desirability of maintaining an area's prevailing character and setting (including residential gardens).

Accessibility to Services and Facilities and Size of Development Relative to Northleach

- 10.20 The application site lies adjacent to the town of Northleach, which is identified as a Principal Settlement in the Local Plan. The existing town contains a range of shops and services, as well as a primary school, church, fire station, medical practice, community centre and bus services. The town had a population of 1,946 in 2021 (Cotswold District Council Settlement Role and Function Study - November 2025).

- 10.21 With regard to the distance of the site from existing services and facilities, it is noted that Paragraph 4.4.1 of Manual for Streets (MfS) states that walkable neighbourhoods are typically characterised as having a range of facilities within a 10-minute walking distance (c.800m). It is also noted that MfS also states that this is not an upper limit, and that walking offers the greatest potential to replace short car trips, particularly those under 2km. In addition, paragraph 110 of the NPPF states that *'Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.'* In the case of this proposal, the application site lies adjacent to a pedestrian footway which extends westwards towards the town centre. The distances of the proposed site entrance from the centre of the town and the primary school are approximately 700m and 900m respectively. In addition, the town's community and medical centres are located approximately 250-350m to the south of the application site. The site is therefore considered to be within reasonable walking distance of a number of the town's services and facilities.

- 10.22 The routes available from the site to the main services and facilities in the town include designated footways which are illuminated and which are not subject to significant inclines or declines. The routes for cyclists would also be along

East End and the High Street. Having regard to the proximity of the site to the centre of the town, the availability of services and facilities within the town and the nature of routes linking the site to such services and facilities, it is considered that the proposed development would provide future residents with reasonable access to a range of services and facilities by means other than the private motor car. It is therefore considered, in terms of accessibility, that the site represents a sustainable location for the level of development being proposed.

- 10.23 With regard to the delivery of 50 additional dwellings in the town, it is noted that the Council's 'Cotswold District Housing Land Supply Report - May 2025' states that 89 dwellings have been built in the town in the period dating from the 1st April 2011 to the 31st March 2024 and that there were no outstanding extant permissions at that time. The aforementioned figure is lower than other Principal Settlements such as Bourton-on-the-Water (431 completions), Stow-on-the-Wold (259 completions) or Upper Rissington (419 completions). Having regard to the size of the settlement as a whole and the amount of housing permitted in the current Local Plan period, it is considered that the erection of 50 additional dwellings would not represent a disproportionate increase in the size of the settlement or place unacceptable pressure on existing infrastructure. The proposal is therefore considered acceptable in this respect.
- 10.24 In addition to the above, it is also noted that this Council is currently in the process of producing a new Local Plan which would cover the period from 2025-2043. As part of this process, the Council issued a document titled 'Local Plan Review Preferred Options Consultation' in November 2025. The aforementioned document sought public feedback on 7 potential spatial strategies, each of which is aimed at addressing the Council's requirement to deliver 18,650 new dwellings in the new Local Plan period. Paragraph 2.15 of the Preferred Options Consultation states that '*the Council's preferred development is Scenario 5, as it builds on the current adopted strategy which has successfully delivered the development needs of the adopted Local Plan period until the introduction of the new housing target in December 2024.*' Scenario 5 could potentially deliver 14,660 homes which be more than the other scenarios. It would involve the allocation of sites in Principal Settlements, Non-Principal Settlements and Village Clusters and would support Rural Exception Sites in Rural Settlements and the creation of a new settlement(s) and/or strategic extensions to existing settlements. Northleach continues to be identified as a Principal Settlement in the emerging Local Plan.

(b) Housing Mix and Affordable Housing

10.25 The following Local Plan policies are considered applicable to this application:

10.26 Policy H1 Housing Mix and Tenure to Meet Local Needs

1. *'All housing developments will be expected to provide a suitable mix and range of housing in terms of size, type and tenure to reflect local housing need and demand in both the market and affordable housing sectors, subject to viability. Developers will be required to comply with the Nationally Described Space Standard.*
2. *Any affordable accommodation with 2 or more bedrooms will be expected to be houses or bungalows unless there is a need for flats or specialist accommodation.*
3. *Proposals of more than 20 dwellings will be expected to provide 5% of dwelling plots for sale as serviced self or custom build plots, unless demand identified on the Local Planning Authority's Self-Build and Custom Register or other relevant evidence demonstrates there is a higher or lower level of demand for plots.*
4. *Starter Homes will be provided by developers in accordance with Regulations and national Policy and Guidance.*
5. *Exception sites for Starter Homes on land that has been in commercial or industrial use, and which has not currently been identified for residential development will be considered.'*

10.27 Policy H2 Affordable Housing

1. *'All housing developments that provide 11 or more new dwellings (net) or have a combined gross floorspace of over 1,000 square metres, will be expected to contribute towards affordable housing provision to meet the identified need in the District and address the Council's strategic objectives on affordable housing.*
2. *In settlements in rural areas, as defined under s157 of the Housing Act 1985, all housing developments that provide 6 to 10 new dwellings (net) will make a financial contribution by way of a commuted sum towards the District's affordable housing need subject to viability. Where financial contributions are required payment will be made upon completion of development.*

3. *The affordable housing requirement on all sites requiring a contribution, subject to viability is:*

- i. Up to 30% of new dwellings gross on brownfield sites; and*
- ii. Up to 40% of new dwellings gross on all other sites.*

4. *In exceptional circumstances consideration may be given to accepting a financial contribution from the developer where it is justified that affordable housing cannot be delivered on-site, or that the District's need for affordable housing can be better satisfied through this route. A financial contribution will also be required for each partial number of affordable units calculated to be provided on site.*

5. *The type, size and mix, including the tenure split, of affordable housing will be expected to address the identified and prioritised housing needs of the District and designed to be tenure blind and distributed in clusters across the development to be agreed with the Council. It will be expected that affordable housing will be provided on site as completed dwellings by the developer, unless an alternative contribution is agreed, such as serviced plots.*

6. *Where viability is questioned or a commuted sum is considered, an "open book" assessment will be required. The local planning authority will arrange for an external assessment which will be paid for by the developer.'*

10.28 With regard to housing mix, it is considered necessary to ensure that a mechanism is put in place to secure an appropriate mix of affordable and market dwellings, as required by Local Plan Policy H1. It would not be possible to control the mix of the open market housing at the reserved matters stage, which is limited to matters relating to scale, layout, appearance, access and landscaping. The provision of larger, more expensive dwellings for open market sale can increase average house prices across the District, which can then increase the Council's housing needs and its housing affordability issues, both in the affordable and open market sectors. A higher average house price can mean that more persons fall into housing need. In contrast, the provision of smaller 1, 2 and 3 bed open market dwellings can more reasonably address such an issue. Figures from the Office for National Statistics indicate that the ratio between median house prices and median gross annual earnings in Cotswold District in 2024 (based on a 5 year average) was 14.64 times. In comparison, the difference was 5.63 times in 1997. The provision of a high percentage of 4 and 5 bed dwellings simply adds to the price differential and does little to address the Council's issues relating to house price affordability.

10.29 The Council's Local Plan Partial Update Issues and Options Consultation document states that *'Building more and more houses to reduce house prices (or "Build, Build, Build", as Boris Johnson puts it) does not work, particularly in Cotswold District. There is much evidence to support this. Cotswold District has delivered significantly more housing than has been required in recent years, yet housing affordability has continued to worsen.* 'With regard to potential future Local Plan policy, it goes on to state that *'smaller homes are generally more affordable, so a policy requirement could be introduced for a higher proportion of 1, 2 and 3 bedroom market houses, and fewer 4 and 5 bedroom houses.'* It is noted that Table A2.19 of the Gloucestershire Strategic Housing Market Assessment Update Final March 2014 states that 80% of new market accommodation required in Cotswold District in the period up to 2031 would be 1, 2 and 3 bed units, with just 20% being 4 bed dwellings and above. The latest Office for National Statistics (ONS) figures issued at the end of October 2025 project that the number of one-person and multiple adult households without dependent children would rise from 71.7% to 76.4% of all households by 2032, and that average household sizes would drop from 2.54 to 2.24 in the same period. There is therefore a growing need for smaller units. In order to ensure that an appropriate mix of open market housing is provided, it is considered that the matter is addressed by condition.

10.30 With regard to affordable housing, it is noted that the application site has an established agricultural use. As such, the application site would be subject to 40% affordable housing provision. The Council's Housing Officer has recommended the following housing mix:

Policy compliant scheme mix

	Social Rent	Affordable Rent	Shared Ownership and or First Homes
1 BF	4	-	-
2 BH	2	4	4
3 BH	-	2	2
4 BH	2	-	-
	8	6	6

10.31 It is noted that the Council's Homeseeker service advises that 31 households qualify for affordable housing in Northleach. The current proposal would therefore make a significant contribution towards this need. In addition the mix proposed by the Housing Officer would include 8 social rented units, which would also represent a significant benefit. Subject to the aforementioned level and mix (or similar) being secured through a S106 legal agreement, it is

considered that the proposal would accord with the requirements of Local Plan Policy H2.

10.32 With regard to self-build/custom build housing, a development of 50 dwellings would be required to provide 3 serviced plots. This would be covered through a S106 legal agreement.

(c) Impact on the Character and Appearance of the Cotswolds National Landscape

10.33 The site is located within the Cotswolds National Landscape (CNL) (formerly known as the Cotswolds Area of Outstanding Natural Beauty (AONB)) wherein the Council, in performing or exercising any functions in relation to, or so as to affect, the area '*must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.*' (S85(A1) of the Countryside and Rights of Way Act 2000).

10.34 The following policies and guidance are considered applicable to this proposal:

10.35 Local Plan Policy EN1 Built, Natural and Historic Environment states:

New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by:

- a. Ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset;*
- b. Contributing to the provision of multi-functional green infrastructure;*
- c. Addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats;*
- d. Seeking to improve air, soil and water quality where feasible; and*
- e. Ensuring design standards that complement the character of the area and the sustainable use of the development.*

10.36 Local Plan Policy EN2 Design of the Built and Natural Environment states:

Development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality.

10.37 Local Plan Policy EN4 The Wider Natural and Historic Landscape states:

1. *Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.*

2. *Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.*

10.38 Local Plan Policy EN5 Cotswolds Area of Outstanding Natural Beauty (AONB) states:

1. *In determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.*

2. *Major development will not be permitted within the AONB unless it satisfies the exceptions set out in National Policy and Guidance.*

10.39 Local Plan Policy INF7: Green Infrastructure states:

1. *Development proposals must contribute, depending on their scale, use and location, to the protection and enhancement of existing Green Infrastructure and/or the delivery of new Green Infrastructure.*

2. *New Green Infrastructure provision will be expected to link to the wider Green Infrastructure network of the District and beyond.*

3. *Green Infrastructure will be designed in accordance with principles set out in the Cotswold Design Code (Appendix D).*

10.40 Neighbourhood Plan Policy NE3: Design of the Built and Natural Environment states:

Proposals for new development, including extensions to existing buildings, should be of the highest design standards, in accordance with the relevant policies of the Cotswold Local Plan and the Cotswold Design Code. The proposals should have specific regard to:

i. maintaining key views, particularly to the Church of St Peter and St Paul, to the town centre along West End and East End and from within the Northleach Conservation Area to the surrounding countryside;

ii. reflecting the key local features and development guidelines described in the Northleach Design Statement (2016);

iii. retaining historic burgage plots intact or better revealing their historic significance;

iv. improving footpath links from the town to the countryside and within the town; and

v. contributing to the creation of a new green infrastructure ring around Northleach.

10.41 In terms of national guidance, Paragraph 187 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should contribute to and enhance the natural and local environment by *"recognising the intrinsic character and beauty of the countryside"*.

10.42 Paragraph 189 of the NPPF states that *'great weight should be given to conserving and enhancing landscape and scenic beauty in ... National Landscapes which have the highest status of protection in relation to these issues.'*

10.43 In addition to the above, the Council's Cabinet, at its meeting on the 8th May 2025, resolved to *'endorse the recommendation of the report that the Cotswolds National Landscape Management Plan 2025-2030 be used:*

- 'as a material consideration in the determination of planning applications (where compatible with relevant Local Plan and national policy)'

10.44 The Cotswolds National Landscape Management Plan 2025-2030 includes a number of policies which are considered applicable to this application, including:

10.45 Policy CE1. Landscape

CE1.1 Proposals that have the potential to impact on, or create change in, the landscape of the Cotswolds National Landscape (CNL), should be delivered in a way that is compatible with and seek to further the conservation and enhancement of the landscape character of the location, as described by the CNL Board's Landscape Character Assessment and Landscape Strategy and Guidelines. There should be a presumption against the loss of key characteristics identified in the landscape character assessment.

CE1.2 Proposals that have a potential impact on, or create change in, the landscape of the CNL, should seek to further the conservation and enhancement of the scenic quality of the location and its setting, views, including those into and out of the National Landscape and visual amenity.'

10.46 Policy CE4: Local distinctiveness

'CE4.1 Proposals that are likely to impact on the local distinctiveness of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of this local distinctiveness. This should include:

- being compatible with the CNL Board's Landscape Character Assessment, Landscape Strategy and Guidelines, Local Distinctiveness and Landscape Change and any relevant position statement or guidance published by the Board.*
- being designed to respect local settlement patterns, building styles, scale and materials in accordance with design guidance prepared by local planning authorities;*
- using an appropriate colour of Cotswold limestone to reflect local distinctiveness.'*

10.47 Policy CE5: Tranquillity

' CE5.1 Proposals that have the potential to impact on the tranquillity of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of this tranquillity, by seeking to avoid and where avoiding is not possible, minimise noise and other aural and visual disturbance.

CE5.3 Proposals that have the potential to impact on the tranquillity of the CNL should have regard to - and be compatible with - the CNL Board's Tranquillity Position Statement.'

10.48 Policy CE6: Dark Skies

' CE6.1 Proposals that have the potential to impact on the dark skies of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of these dark skies, by seeking to avoid and where avoiding is not possible, minimise lighting.

CE6.2 Measures should be taken to increase the area of dark skies in the CNL by removing and, where removal is not possible or appropriate, reducing existing sources of lighting.

CE6.3 Proposals that have the potential to impact on the dark skies or dark landscapes of the CNL should have regard to and be compatible with:

- *The National Landscapes Board's Dark Skies and Artificial Light Position Statement.*
- *Cotswolds National Landscape Technical Lighting Design Guidance*
- *Best practice standards and guidance, in particular, that published by the Institution of Lighting Professionals. '*

10.49 The application site and its surroundings are classified in the Cotswolds Conservation Board's Landscape Character Assessment (LCA) as falling within Landscape Character Area 9D Cotswolds High Wold Dip-Slope. This in turn falls within Landscape Character Type High Wold Dip-Slope.

10.50 The LCA identifies the *'Development, expansion and infilling of settlements, including residential, industrial and leisure within and onto the High Wold Dip-slope'* as a Local Force for Change.

10.51 The Potential landscape implications of new development can include:

- *Intrusion of expanded settlement fringes into the landscape.*
- *Degradation of views to, from and across the High Wold Dip-slope.*

- *Erosion of distinctive settlement patterns due to settlement growth and coalescence.*
- *Loss/dilution of organic growth patterns of settlements including the relationship between the historic core and adjacent historic fields, paddocks and closes.*
- *Proliferation of suburban building styles, housing estate layout and materials and the introduction of ornamental garden plants and boundary features.*
- *Upgrading of minor roads and lanes associated with new development and the introduction of suburbanising features such as mini roundabouts, street lighting, Highway fencing, kerbs and traffic calming measures Introduction and accumulation of lit areas and erosion of characteristically dark skies.*
- *Potential loss of archaeological remains and historic features.*
- *Loss of archaeological and historical features, field patterns and landscapes.*
- *Interruption, weakening or loss of the historic character of settlements and the historic context in how they have expanded, especially the importance of the relationship between the historic core of the settlement and surviving historic features such as churchyards, manor houses, burgage plots, historic farms, pre-enclosure paddocks and closes.*

10.52 The LCA's Landscape Strategies and Guidelines states:

- *Maintain the open, sparsely settled character of the High Wold Dipslope by limiting new development to existing settlements.*
- *Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated, for example, extensions to settlements on visible hillsides.*
- *Ensure new development is proportionate and does not overwhelm the existing settlement.*
- *Ensure that new development does not adversely affect settlement character and form.*

- *Avoid developments incorporating standardised development layout, suburban style lighting, construction details and materials that cumulatively can lead to the erosion of peaceful landscape character.*
- *Layout of development should respect local built character and avoid cramming up to boundaries resulting in hard suburban style edge to the settlement.*
- *Control the proliferation of suburban building styles and materials.*
- *Ensure new built development is visually integrated with the rural landscape setting and does not interrupt the setting of existing villages or views.*
- *Promote the use of local stone and building styles in the construction of new buildings and extensions to existing dwellings. (New buildings should, at least, respect local vernacular style).*
- *Adopt measures to minimise and where possible reduce light pollution.*
- *Retain existing trees, dry stone walls, hedges etc as part of the scheme.*
- *Ensure new development is integrated into its surroundings and does not interrupt the setting of existing settlements. Break up harsh edges of new development with appropriate and adequate tree planting ideally in advance of the development taking place.*
- *Ensure the density of new development reflects its location relative to the 'core' of the settlement and its proximity to the surrounding rural landscape.*
- *Preserve archaeological and historical features and deposits and promote initiatives that remove heritage assets from at risk' status in the Heritage at Risk Register.*
- *Avoid proposals that result in the loss of archaeological and historical features or that impact on the relationship of the settlement and its links with surviving historical features.'*

10.53 With regard to the site itself, the SHELAA states:

'Landscape sensitivity

Evaluation: Medium to High/Medium

10.53.1 Justification: The parcel is susceptible to housing development by reason of its sloping character which exposes it to views from the east, its location in open countryside and by its association with the wider farmed landscape. Its location within the Cotswolds AONB is indicative of its landscape value. However, within the wider landscape the parcel is well screened except from the east and south-east, where it is seen against a backdrop of existing housing when approaching the settlement from the east. Housing development here would only be acceptable if it was carried out to a very high standard to create a more pleasing indented and varied edge to the settlement on this side. The treed boundary to the north should be retained and enhanced within any scheme. Development should not venture east beyond the settlement edge created to the south by the recently completed development. The east of the parcel could be utilised for community benefit and the enhancement of Green Infrastructure provision.

10.54 The applicant has submitted a Landscape and Visual Impact Assessment (LVIA) with this application. The LVIA has assessed the impact of the development from a number of public vantage points in and around the settlement. The Non-Technical Summary states:

'8.1.7 The LVIA has identified that there would be direct and adverse effects of a moderate level of significance upon the National Landscape, and Local Landscape Character of the Site during construction, reducing on completion to neutral in nature and therefore of Negligible impact and not significant. The new land uses are in character with adjacent land uses to the west, and south, and appropriate for an allocated edge of town location, and so on balance have a neutral nature of effect. In the long term, once new planting has matured the proposal has a beneficial effect on the National Landscape; Local Character of the Site; and Trees and Vegetation of a Minor or moderate impact.

8.1.8 The LVIA has also identified that there will be direct and adverse effects during construction, and on completion, which are of moderate levels of significance upon people's views from VP1 and VP2 East End. These arise as a result of proximity to the construction activity and built form, enclosing of the view and loss of far reaching views to tree lined skylines. 15 years after planting, with the maturing of the proposed vegetation the effects reduce to a neutral and so Negligible level of significance.

8.1.9 In conclusion, this edge of town site is already designated as an allocation in the Development Plan, has a very limited visual envelope; and new tree and shrub planting will integrate the development in its landscape context, and

bring beneficial long term impacts on the local landscape character, and the National Landscape.'

- 10.55 In response to the findings of the LVIA, it is agreed that the principal public views of the site are from Nostle Road to the west and from East End to the south and to the east. The latter location provides extensive views across the valley which defines the landscape to the east of the town. The closest Public Right of Way (KNE15) to the site extends diagonally across the field located to the south of the application site. There are no other Public Rights of Way within close proximity of the site. In addition to the aforementioned views, the site is also visible from the Eastington road, approximately 450-500m to the south of the application site. The aforementioned location affords views across the valley to the east of the settlement. Existing housing lying to the west and south of the application site can be seen from the Eastington road.
- 10.56 Due to the drop in land levels to the south of East End and the existence of a retaining drystone wall alongside the aforementioned highway, it is noted that shorter range views from Public Right of Way KNE15 to the south are also screened to a certain extent by the aforementioned wall and roadside vegetation.
- 10.57 It is noted that the proposed development would result in an encroachment of development into an attractive valley landscape located to the east of the town. However, the views of the site are relatively localised and, where available, place the site in context with existing residential and town development. Moreover, it is also noted that the site has been allocated for residential development in the Local Plan, which demonstrates that the site can accommodate residential development in principle, without causing an unacceptable level of harm to the character and appearance of this part of the CNL or the landscape and visual setting of the town.
- 10.58 It is acknowledged that the current proposal is for a higher number of dwellings than that referred to in Local Plan Policy S12 and the SHELAA. However, the aforementioned documents were published in 2018 and 2021 respectively, and at a time when the Council did not need to deliver the high number of dwellings that it does at the present time. Moreover, the 17 dwelling figure is also intended as a guide and is not a rigid, fixed amount. As set out previously in this report, there is now a greater need to secure the efficient use of land and to increase the Council's supply of housing. It is considered that the current proposal has the potential to create a form of development that would respond in a sympathetic manner to the historic settlement pattern of the town, whilst also providing sufficient space for green infrastructure and the creation of an

attractive entrance into the town. The illustrative layout incorporates a relatively linear layout, with lines of terraced dwellings and properties fronting onto open space. This is considered to be sympathetic to existing patterns of development within the settlement.

- 10.59 It is of note that the recently completed housing development of 40 dwellings lying to the south of the current application site is located on a smaller site than that now proposed. It also involved the re-development of a field, similar to this current application. It is considered that the development to the south of this site has created a more characterful entrance into the settlement than existed previously. The introduction of new development does not therefore automatically have to cause harm. The creation of a sympathetically designed scheme could also enhance the approach into the settlement and the relationship of the settlement with the National Landscape.
- 10.60 With regard to the duty to '*further the purpose of conserving and enhancing the natural beauty*' of the CNL, it is evident that the character and appearance of the designated landscape is not just defined by open countryside but also by the setting of buildings and settlements within the landscape and the manner in which they relate to it. The town of Northleach sits within the CNL and therefore contributes to its character and appearance. The proposed development would be seen in context with the existing settlement and, by virtue of its modest size in relation to the settlement as a whole, its relatively discreet position, the green infrastructure that could be incorporated into the development and the indicative design approach that would respect traditional building forms, it is considered that the development could be undertaken in a manner that respects the setting of the settlement within the designated landscape and the character and appearance of the CNL. New landscaping and a sensitive design approach would also ensure that development would respond sympathetically to its location. In this regard, it is considered that the proposal reasonably addresses the requirements set out in the aforementioned duty.
- 10.61 With regard to dark skies, the application site is located adjacent to existing residential housing estates. The proposed scheme would not therefore appear as an isolated or distinct form of development within the landscape. It would be located alongside development where street lights and household illumination are evident. Having regard to the modest size of the application site, the limited extent of estate roads (which would limit the amount of street lights that would be required) and its relationship to existing town development, it is considered that the proposed development would not have an adverse impact on dark skies, having regard to Cotswolds National

Management Plan Policy CE6 or paragraph 198c of the NPPF, which seeks to *'limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'*

- 10.62 The Cotswolds National Landscape Board has not raised an objection to the proposal.
- 10.63 It is considered that the proposed development could be undertaken in a manner that would not have an adverse impact on the character or appearance of the National Landscape or the rural character of the settlement. The proposal is considered to accord with Local Plan Policies EN1, EN4 and EN5, Section 15 of the NPPF and policies in the Cotswolds National Landscape Management Plan.

Major Development in the Cotswolds National Landscape

- 10.64 In determining this application, it is necessary to assess whether the proposal constitutes major development for the purposes of paragraph 190 of the NPPF. This is distinct from the categorisation of major development set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015, which is based solely on the size of a development. With regard to paragraph 190, footnote 67 of the NPPF states that whether a proposal is *'major development'* is a matter for the decision maker, taking into account its nature, scale and setting and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.'

- 10.65 Paragraph 190 states:

'planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such an application should include an assessment of:

i) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

ii) the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and

iii) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that can be moderated'.

- 10.66 For the purposes of Paragraph 190, footnote 67 of the NPPF states that whether a proposal is *'major development'* is a matter for the decision maker, taking into account its nature, scale and setting and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.'
- 10.67 In the case of this proposal, it is noted that the application site is allocated for residential development in the Local Plan. Paragraph 10.5.2 of the Local Plan states that clause 2 of Policy EN5, which relates to major development, *'does not apply to development sites allocated by the Local Plan because the need for those developments and scope for them to be accommodated outside the AONB was assessed during plan preparation.'* Notwithstanding this, it is also noted that the Local Plan site allocation refers to a figure of 17 dwellings. Whilst the aforementioned figure is only a guide, it does indicate the level of housing that was considered as part of the site allocation process. In contrast, the current proposal seeks to erect 50 dwellings which is considered to constitute a material increase in the number of dwellings specified in the Local Plan. In light of this change, it is considered reasonable to review the major development issue.
- 10.68 With regard to the current scheme, the proposal is for 50 dwellings adjacent to a Principal Settlement. The proposed number of dwellings is therefore considered to be relatively modest when assessed in the context of the settlement as a whole. The proposed residential use is also compatible with existing adjacent development, with residential development located to the west and south of the current application site. Furthermore, the landscape and visual impact of the proposal is considered to be localised. It is also noted that the development of 40 dwellings on a smaller site to the south of the application site was deemed not to constitute major development at the time of its submission in 2014 (14/04274/OUT). The current proposal would represent a lower density of development (approximately 18.5 dwellings per hectare compared to 19 dwellings per hectare) than the aforementioned development. When assessed against the requirements of Footnote 67 of the NPPF, it is considered that this proposal would not have a significant adverse impact on the purposes for which the area has been designated. The scheme is therefore considered not to constitute major development having regard to paragraph 190 of the NPPF.

(d) Access and Highway Safety

- 10.69 The proposed development would be served by a new vehicular entrance onto Nostle Road to the west of the application site. The aforementioned road is a residential estate road serving a post war housing development. The proposed

entrance would be located approximately 30m to the north of the junction of Nostle Road with East End, which acts the main road leading into and out of the eastern part of the settlement.

10.70 The following policy and guidance is considered applicable to this proposal:

10.71 Local Plan Policy INF4 Highway Safety states:

Development will be permitted that:

a. Is well integrated with the existing transport network within and beyond the development itself, avoiding severance of communities as a result of measures to accommodate increased levels of traffic on the highway network;

b. Creates safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoids street clutter and where appropriate establishes home zones;

c. Provides safe and suitable access and includes designs, where appropriate, that incorporate low speeds;

d. Avoids locations where the cumulative impact on congestion or other undesirable impact on the transport network is likely to remain severe following mitigation; and

e. Has regard, where appropriate, to the Manual for Gloucestershire Streets or any guidance produced by the Local Highway Authority that may supersede it.

10.72 In addition, Paragraph 116 of the NPPF states 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.'

10.73 This application is accompanied by a Transportation Statement (TS), which assessed a number of matters including traffic generation, visibility, accessibility and highway safety.

10.74 With regard to traffic generation, the TS states:

10.74.1 This number of new dwellings is equal to 66% of the number of existing dwellings in the Nostle Road cul-de-sac. The existing dwellings generate twenty-four outbound movements: $(24/100) \times 66 = 16$.

10.74.2 This means that the total combined traffic volume (existing and newly generated) leaving Nostle Road between 0800 Hours and 0900 Hours would only be forty vehicles. This is only two vehicles every three minutes.'

10.75 With regard to the direction of travel of vehicles leaving the application site, the TS states:

10.75.1 'Of the sixteen vehicles, 24% or four vehicles, would turn left out on to East End. The other 76% of vehicles (twelve) would turn right towards the village centre. This is only one additional vehicle every five minutes turning right. Similar very low numbers of vehicles would then return to the application site during the late afternoon peak period.'

10.75.2 In conclusion, given the existing geometry of the Nostle Road /East End road junction, and its clean accident record, it is considered that there is no capacity issue. And there are no concerns in connection with the safe and free flow of traffic on the public highway.'

10.76 It is considered that the proposed development would not generate a significant additional level of traffic passing through the town centre.

10.77 With regard to access visibility, the proposed entrance onto Nostle Road can provide the requisite visibility of 43m. In addition, the aforementioned visibility requirements can be met in both directions at the junction of Nostle Road with East End. Notwithstanding this, it is noted that the 30mph speed limit along East End increases to 60mph at a point approximately 60m to the east of the Nostle Road junction. The TS includes the results of a speed survey which was undertaken to the east of the aforementioned junction. The speed surveys recorded 85th percentile speeds of between 31.7mph and 43.4mph. Visibility along East End from Nostle Road is sufficient to provide the minimum visibility requirements for the respective speeds.

10.78 Safe pedestrian access can also be provided directly onto the existing pedestrian footway located on East End.

10.79 Gloucestershire County Council (GCC) Highways raises no objection to this application subject to conditions.

10.80 The comments of the Town Council regarding car parking are noted. It is also noted that the first part of Neighbourhood Plan Policy NE1 states:

'Policy NE1: Public Parking

10.80.1 An indicative location for the development of a public car park, with access to West End, is shown on the Policies Map. The parking area should be for a maximum of 30 cars with no provision for coaches and with no ancillary buildings.

10.80.2 The development will be brought forward only as part of a comprehensive parking strategy for the town which incorporates a restructuring of existing public parking spaces in Market Place to create a new public space. Other public realm enhancements may include relocation of the public toilet block and reconfiguration of the bus stop.'

10.81 The supporting text to Local Plan Policy S12 also refers to the *'reconfiguring and improving of the Market Place, facilitating increased car and coach parking...'*

10.82 The proposed car park referred to in Policy NE1 would be located on land approximately 400m to the west of the Market Place. However, there is no permission in place for the car park and no applications or enquiries have been submitted for such a development. A comprehensive parking strategy for the town has also not yet been developed.

10.83 The proposed development would be able to provide sufficient on-site parking for future residents, which would avoid the creation of on-street parking outside the application site. In addition, the site is within reasonable walking and cycling distance of the town centre, which would help to reduce the car dependent nature of the proposal and the number of vehicles generated by the proposed development parking in the centre. Whilst it is acknowledged that the current proposal would be likely to generate some vehicle trips to the centre, it is considered that these would be predominantly short stay trips associated with existing shops, rather than longer stay visits, such as those associated with employment. No detailed information relating to parking capacity, such as parking surveys, has been submitted by the Town Council or other parties to demonstrate the extent of existing capacity issues. A detailed contribution request has also not been received. In order for a contribution to be justified, it would be necessary for such a request to accord with Regulation 122 of the Community and Infrastructure Levy Regulations 2010. The aforementioned regulations require a contribution to be necessary to make the development

acceptable in planning terms, directly related to the proposed development and fairly and reasonably related in scale and kind to the development. In this instance, it is considered that such a request has not been fully justified and that the level and type of parking that would be generated by the proposed scheme would not be of nature that would cause significant highway issues in the Market Place, sufficient to justify a financial contribution.

- 10.84 It is considered that the proposed development can be undertaken without having an adverse impact on highway safety or the operation of the local highway network in accordance with Local Plan Policy INF4 and guidance in Section 9 of the NPPF.

(e) Flooding and Drainage

- 10.85 The application site is located within Flood Zone 1, which is the lowest designation of flood zone and one in which new residential development can be acceptable in principle.

- 10.86 This application is accompanied by a Flood Risk Assessment (FRA), which includes a proposed surface water drainage strategy for the site. It states:

10.86.1 Infiltration rates are known to vary across the site, being low to the north but much better to the south.

10.86.2 Where possible surface water will be dealt with at source, within the house plots where possible, using permeable pavements and soakaways. The precise areas where this can be achieved will be confirmed during design development following detailed site investigations and infiltration testing.

10.86.3 Plots without on site infiltration potential, along with shared and public paved areas will discharge surface water to an infiltration basin in the south-east of the site.'

&

10.86.4 'All surface water will be directed to the area of public open space to the southern east of the site. Landscape levels can be altered in this area to create a shallow attenuation basin to provide the requisite attenuation storage.

10.86.5 The water will then discharge to the River at the annual average peak greenfield rate, known as Q_{bar} .'

10.87 Surface water drainage calculations will include a 40% allowance for peak rainfall events that may occur as a result of climate change.

10.88 Gloucestershire County Council Lead Local Flood Authority (LLFA) has assessed this application in conjunction with its role as a statutory consultee for surface water drainage matters. It states:

10.88.1 'The drainage strategy proposes management of surface water by infiltration with an attenuated scheme discharging surface water to a local watercourse via a local Thames Water surface water sewer. This strategy is acceptable to the LLFA and the calculations and drawings offered in the FRA indicate that there is adequate space on the site to accommodate such a strategy.'

10.88.2 'Given that this is only an outline application with scope for some amendment any permission granted against this application should be conditioned as follows to ensure that the detailed design conforms with the principles described in the agreed FRA.'

10.89 It is considered that the proposed development can reasonably address the issue of surface water drainage in accordance with Local Plan Policy EN14.

10.90 With regard to foul drainage matters, the applicant is proposing to connect the development to a Thames Water sewage treatment works which is located approximately 230m to the south-east of the application site. The foul drainage would connect into a 150mm diameter public foul water sewer which is located near the junction of East End and Bassett Road to the south-west of the application site.

10.91 Concerns have been raised by a number of local residents about the capacity of the existing infrastructure and a resultant increase in the pollution of nearby watercourses.

10.92 The relevant body for dealing with foul water in the site area is Thames Water (TW). TW has raised no objection to this application on foul drainage grounds. Under the requirements of the Water Industry Act 1991, TW has a statutory duty to connect residential development to its network. It is therefore responsible for ensuring that its infrastructure has capacity to accommodate new development. The means of connection to the network would ultimately be a matter between the developer and TW.

10.93 This matter was covered in a recent planning appeal at Whitburn in South Tyneside (APP/A4520/W/25/3365110). Notwithstanding the fact that the relevant water company (Northumbrian Water) was being investigated by Ofwat for the unauthorised spilling of raw sewage, the Planning Inspector allowed the appeal and awarded full costs against the Council. In the planning appeal decision, the Inspector states:

'25. Although the Council considers that it cannot be assumed that the pollution control regime governing the handling of wastewater is operating effectively, this is a separate regime governed by separate legislation to bring in line failings of NW (and Ofwat). Based on the Ofwat notice, NW are implementing the necessary regimes to ensure pollution controls are operating effectively and outside the realms of planning decisions.

26. Notwithstanding this, even if Ofwat were not implementing the necessary regimes, this is still a separate regime and not subject to the focus of planning decisions, which are concerned with land use. If the Council's approach is correct, all housing development that would be served by NW would be unacceptable. This simply cannot be the case, especially when considering the severe housing shortage in the area. Furthermore, the investigation by OEP demonstrates that there are measures in place for when the separate regime may have its own failings.'

10.94 In the accompanying costs decision (APP/A4520/W/25/3365110), the Inspector states:

'5. The LPA's refusal relies on the proposal having an unacceptable effect on water quality from the waste water discharges from the site. This is because nearby waste water treatment works, under the operation of Northumbrian Water (NW), have been subject to investigation by Ofwat for unauthorised spilling of raw sewage. Ofwat have also been under investigation from the Office for Environmental Protection (OEP) for their failing to exercise its duty under environmental law to make enforcement orders.

6. For this reason, the LPA did not consider that the pollution control regime governing the handling of wastewater was operating effectively, as detailed by paragraph 201 of the National Planning Policy Framework (the Framework).

7. The Council's approach is fundamentally at odds with what the Framework is seeking to achieve. Paragraph 201 is there to ensure that developments such as this do not get unduly delayed by matters outside the control of the developer, and by matters unrelated to the land use proposed.'

10.95 In addition to the above, the matter of foul drainage capacity was also addressed by a Planning Inspector following a recent appeal Inquiry relating to the erection of 195 dwellings to the east of Cotswold Business Village in Moreton-in-Marsh (Appeal Ref: 6002934, CDC Ref 25/01036/OUT).

10.96 Paragraphs 13-16 of the aforementioned appeal decision state the following, with WWTW referring to Waste Water Treatment Works:

' 13. A response by Thames Water dated 12 February 2026¹³ shows that it is aware that the WWTW needs upgrading, has an understanding of what is required, and plans to undertake the works by 2030. It is unclear whether or not the works as currently planned would be sufficient to also be able to accommodate the extra demand/capacity requirements which would be generated by the proposal. However, under the Water Industry Act 1991 Thames Water has a legal duty to accept connections to the public sewers from new development, and to provide, maintain, and extend public sewer systems and sewage treatment works to ensure effective drainage. It must treat wastewater to meet strict environmental standards set by the Environment Agency (EA). The EA has confirmed that it has no objection to the proposal, subject to Thames Water providing a suitable increase in capacity at the treatment works. Thames Water do not object to the proposal.

14. The lack of objection from Thames Water and the EA is contingent on the upgrade works to the WWTW occurring. The detail of this is not yet known and nor is the precise link between the number of proposed dwellings that could be occupied and the works, subject to further detailed understanding of both the upgrade works and how they would link to capacity for new dwellings. However, this could be controlled by condition(s), both in-principle and in relation to occupation of proposed dwellings and phasing of the development.

15. Such condition(s) would be discharged by the Council, likely in consultation with the statutory undertaker, Thames Water, and the statutory consultee, the EA. This is not only the standard approach to discharging a condition, but also the appropriate approach to discharging a condition - it is necessary for the Council to be the body which discharges a condition, subject to consultation with other parties as required.

16. I see no reason why such condition(s) should not be relied upon to ensure that the WWTW are adequately upgraded to accommodate the proposed development. If they were with a trigger prior to occupation, then the condition(s) would ensure that there would be no harm with regard to this issue. The phased delivery of homes could be part of this consideration. There is also

no reason to believe that the relevant upgrades to the WWTW would not be forthcoming in a timely manner because of the legal duty that Thames Water is subject to. In addition, the WWTW is next to the appeal site so physical connection to it should pose no technical difficulties. '

10.97 With regard to the current application, TW raises no objection in relation to foul drainage capacity. It has, however, requested a condition to ensure that upgrades are made to the water supply network to ensure that future occupants are provided with an adequate water supply. In light of the response from TW and the outcome of the above appeal decisions, it is considered that the development can be undertaken in a manner that would not have an unacceptable impact in relation to foul drainage and water supply.

10.98 In reaching this conclusion, Officers have also had regard to Paragraph 201 of the NPPF which states:

'201. The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.'

(f) Impact on Residential Amenity

10.99 The final design, layout, size and orientation of dwellings would be addressed at the Reserved Matters stage should this application be granted Outline permission. Notwithstanding this, and having regard to the illustrative layout submitted by the applicant, it is considered that the site could reasonably accommodate the level of proposed development without having an unacceptable impact on residential amenity, taking into account guidance in the Cotswold Design Code. The site is considered to be of sufficient size to provide adequate garden space, separation distances between dwellings and to prevent unacceptable levels of privacy, loss of light or overbearing impact. The concerns of local residents about the proximity of new dwellings to existing properties lying to the west of the application site are noted. However, this is a matter that would ultimately be addressed at the Reserved Matters stage.

10.100 It is considered that the site is of sufficient size to accommodate the proposed level of development and incorporate a reasonable level of Public Open Space, including the provision of a Local Area of Play or a Local Equipped Area of Play.

10.101 With regard to designing out crime, the final layout and design of the scheme would be addressed at the Reserved Matters stage and would have regard to comments from Gloucestershire Constabulary. However, it is considered that there is reasonable scope to arrive at a scheme which would reasonably prevent crime and disorder and address the requirements set out in Section 17 of the Crime and Disorder Act 1998 which states that *'it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent,*

- (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); and*
- (b))the misuse of drugs, alcohol and other substances in its area; and*
- (c) re-offending in its area; and*
- (d) serious violence in its area.'*

10.102 It is considered that the proposal accords with guidance in the Cotswold Design Code.

(g) Biodiversity

10.103 The following Local Plan policy is applicable to this proposal:

10.104 Local Plan Policy EN8 Biodiversity and Geodiversity: Features, Habitats and Species

1. Development will be permitted that conserves and enhances biodiversity and geodiversity, providing net gains where possible.
2. Proposals that would result in significant habitat fragmentation and loss of ecological connectivity will not be permitted.
3. Proposals that reverse habitat fragmentation and promote creation, restoration and beneficial management of ecological networks, habitats and features will be permitted, particularly in areas subject to landscape-scale biodiversity initiatives. Developer contributions may be sought in this regard.

4. Proposals that would result in the loss or deterioration of irreplaceable habitats and resources, or which are likely to have an adverse effect on internationally protected species, will not be permitted.

5. Development with a detrimental impact on other protected species and species and habitats "of principal importance for the purpose of conserving biodiversity"(41) will not be permitted unless adequate provision can be made to ensure the conservation of the species or habitat.

10.105 This application is accompanied by an Ecological Impact Assessment (EcIA). The EcIA states:

10.105.1 'The Site is dominated by modified grassland habitat of low ecological value, with higher value habitats restricted to the Site boundaries and including stands of tall forbs, semi-improved grassland in field margins, mixed scrub, introduced shrubs, and a native hedgerow containing trees. Along the northern edge of the Site is an area of more complex habitat, comprising mixed scrub, trees, and rough grassland.'

10.105.2 The habitats around the margins of the Site have the potential to support foraging and commuting bats. There are no features suitable for roosting bats on Site however there are several mature trees to the north of the Site with potential to support roosting bats. Habitats within and adjacent to the Site also have suitability to support badgers, though no badger setts were recorded during the survey. Additionally, these habitats are likely to support common and widespread species of bird, and common and widespread invertebrate species. There is a small amount of suitable habitat for reptiles on Site.'

10.105.3 The proposed development will result in the loss of low value modified grassland and tall forb habitats, and small amounts of other neutral grassland. A biodiversity net gain assessment has been carried out to inform appropriate compensation measures for the Site and is reported separately. Without appropriate control measures during construction, the proposed development has the potential to impacts some habitats of higher ecological value, including the hedgerow and adjacent areas of scrub and trees.'

10.105.4 The development has the potential to cause disturbance to bat roosts if works encroach upon the area of habitat within the north of the Site. If works are required within this area, it is recommended that trees with potential to support roosting bats are subject to climbed inspection by a licensed ecologist.'

10.106 The Council's Biodiversity Officer has reviewed the EcIA and advises:

'Although no protected species were identified on-site, the EcIA identified habitats suitable to support common reptile species, nesting birds, badger, hedgehog, brown hare, and roosting bats (off-site trees adjacent to the site). Therefore, precautionary mitigation measures should be secured through a construction ecological management plan (CEMP) condition once all other biodiversity issues are resolved.'

10.107 It is considered that the proposed development can be undertaken in a manner that would not have an adverse impact on protected species or their habitat, and which can also introduce ecological improvements in accordance with Local Plan Policy EN8.

10.108 With regard to Biodiversity Net Gain (BNG), the Biodiversity Officer considers that additional information is still required in order that the minimum 10% enhancement can be demonstrated. At the time of writing this report, discussions are ongoing between the Biodiversity Officer and the applicant. An update will be provided to Committee on the 8th July.

Other Matters

10.109 The Council's Tree Officer advises:

10.109.1 'The site is not presently affected by a TPO or in a conservation area. The proposed access and current proposed site layout will result in all trees and hedgerows on site being retained (with adequate space for protection measures). A final layout that retains and adequately protects all existing trees and hedgerows is supported.'

10.109.2 New tree planting is proposed. This is supported and should not diminish as layout plans and landscaping are finalised. New tree planting should be a mix of native and where suitable, ornamental species. In line with local plan policies and the NPPF, new tree planting should include street tree planting and in areas of the site that allow it, trees that will ultimately reach a large size.'

10.109.3 Detailed arboricultural information and tree planting plans should be submitted at reserved matters stages and once proposed site layout plans have been finalised. This information should be fully compliant with BS5837 and prepared by a suitably competent arboricultural practitioner such as an arboricultural consultant.'

10.110 It is considered that the proposed development can be undertaken in a manner that would accord with Local Plan Policy EN7.

10.111 With regard to archaeology, GCC Archaeology advises:

10.111.1 'The county Historic Environment Record shows that there are no designated heritage assets within the proposed development site but remains dating to the Romano-British and medieval periods have been recorded to the south of the site. As part of pre-application discussion with our department, desk based assessment, geophysical survey and trial trench evaluation have been carried out within the site (the latter two reports have been submitted with the application). The results of the archaeological investigations within the site indicate that no archaeological remains of interest will be impacted by the proposals.'

10.111.2 On the basis of the above, I recommend that no further archaeological investigation or mitigation is necessary in relation to this application.'

10.112 With regard to climate change and energy efficiency, this application is accompanied by a Sustainability and Waste Management Statement. The aforementioned report includes the following:

- *proposed development aims to reduce total carbon emissions by 35-50% compared to building regulations.*
- *Targeting reduced energy consumption through improved U-values, airtightness, and low-energy lighting.*
- *Implementing a site waste management plan and resource efficiency benchmarks.*
- *Adhering to best practice policies for air, water, and ground pollution, and registering for the Considerate Constructors Scheme.*
- *Achieving a water consumption target of 110 litres/person/day with low water-consuming fittings.*
- *Promoting sustainable transport options, including access to public transport and provisions for cycle storage and car parking.*
- *Ensuring high build quality beyond minimum Building Regulations standards and using responsibly sourced materials.*

10.113 The use of air source heat pumps is also proposed. The final details relating to such matters would be addressed at the Reserved Matters stage. However, it is considered that the proposed development could be undertaken in a manner that would help to mitigate the impact of climate change.

10.114 With regard to financial contributions, GCC Community and Infrastructure has requested contributions of £63,918 to secondary (16-18) education and £9,800 to library services. A contribution towards primary education is not sought. GCC also requests financial contributions of £28,100 to bus stop infrastructure; £28,500 to a travel plan and £20,580 Home to school transport. Having regard to the size of the development it is considered that the requested contributions are necessary to make the development acceptable in planning terms, directly related to the proposed development and fairly and reasonably related in scale and kind to the development. The contribution request is considered to accord with Regulation 122 of the Community and Infrastructure Levy Regulations 2010.

10.115 This application is liable for the Community Infrastructure (CIL) and there will be a CIL charge payable. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions.

11. Conclusion

11.1 The proposed scheme seeks to introduce new residential development onto a site located within Northleach Development Boundary and which is allocated for residential development in the Local Plan. In addition, the Council cannot currently demonstrate a robust 5 year supply of housing land. Paragraph 11 d of the NPPF is therefore applicable to this application. In the case of paragraph 11 d i, it is considered that the proposed development could be undertaken in a manner that would not cause harm to the character or appearance of the Cotswolds National Landscape. As such, the impact of the proposal on the aforementioned protected area does not provide a strong ground to refuse the application in this instance. In the case of paragraph 11 dii, it is considered that the benefits arising from the delivery of new housing, including affordable housing, weigh heavily in favour of the proposed scheme. Subject to no objection being raised by the Biodiversity Officer, it is considered that the adverse impacts of the proposal do not significantly and demonstrably outweigh the benefits. It is therefore recommended that this application is granted permission subject to the recommendation set out above.

12. Proposed Conditions:

1. Application for the approval of the reserved matters shall be made to the Local Planning Authority by three years from the date of this decision notice.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be started by 2 years from the date that the last of the reserved matters is approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended)

3. The development shall not be started before approval of the details relating to Appearance, Layout, Landscaping and Scale have been given in writing by the Local Planning Authority.

Reason: These are "reserved matters" and were listed in the application for later approval. This is only an outline planning permission and these matters require further consideration by the Local Planning Authority. This condition is imposed to comply with the requirements of the Town and Country Planning Act 1990 as amended.

4. This decision relates to drawings: 1660 01 D, 1660 17 C, HDS/25/06/02/01, 932 LD-100 B, 25190/01 P1.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

5. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Land Contamination: Risk Management (LCRM), and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

Reason: To prevent pollution of the environment in the interests of the amenity in accordance with Local Plan Policy EN15.

6. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of retained trees, in accordance with BS5837:2012, including a Tree Protection Plan(s) (TPP) and an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

- a) Full details of any facilitation pruning.
- b) Location and installation of services, utilities and drainage.
- c) Methods of demolition within the root protection area (RPA as defined in BS5837:2012) of retained trees.
- d) Details of construction within the RPA or that may impact on the retained trees.
- e) A full specification for the construction of any roads, parking areas and hard surfacing, including details of the no dig-specification and extent of the areas of the roads, parking areas and hard surfacing to be constructed using a no dig specification. Details shall include relevant sections through them.
- f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within RPAs is proposed, demonstrating that they can be accommodated where they meet with any adjacent hard surfacing or structures.
- g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- h) Tree protection during construction indicated on the TPP with construction activities clearly identified as prohibited in this area.
- i) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels, waste as well as any areas to be used for concrete mixing and fires.
- i) Details of any boundary treatments within RPAs.

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

Reason: Required prior to the commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with policies EN1 & EN7 and pursuant of section 197 of the Town and Country Planning Act 1990.

7. Prior to the commencement of development, a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall accord with the principles set out in the drainage strategy section of the document titled 'Flood Risk Assessment Feb 2026 Issue:1' and include a timetable for the implementation of all drainage works.

Before the above details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The SuDS Manual, CIRIA C753 (or any subsequent version), and the results of the assessment shall be included in the surface water drainage scheme. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. Provide a full risk assessment for flooding during the groundworks and building phases with mitigation measures specified for identified flood risks; and
- iv. provide a 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.

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 for the lifetime of the development in accordance with Local Plan Policy EN14. It is important that these details are agreed prior to the commencement of development as any on-site works could have implications for drainage and flooding in the area.

8. No dwelling hereby permitted shall be occupied until confirmation has been provided to, and agreed in writing by the Local Planning Authority, that either:-

i) all water network upgrades required to accommodate the additional demand to serve the development have been completed; or

ii) a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development in accordance with Local Plan Policy INF8.

9. The development hereby approved shall not be occupied until the means of access for vehicles, pedestrians and cyclists have been constructed and completed as shown on drawing HDS/25/06/02/01 (Vehicular Visibility Splays and Junction Details).

Reason: In the interest of highway safety in accordance with Local Plan Policy INF4.

10. The development hereby approved shall not be occupied until visibility splays are provided from a point 0.6m above carriageway level at the centre of the vehicular access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 43 metres in each direction measured along the nearside edge of the adjoining carriageway and offset a distance of 0.6 metres from the edge of the carriageway. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above carriageway level.

Reason: In the interests of highway safety in accordance with Local Plan Policy INF4.

11. An application for Reserved Matters shall include details of vehicular and cycle parking for each dwelling, with such facilities being provided for each dwelling prior to its first occupation.

Reason: To promote sustainable travel and healthy communities in accordance with Local Plan Policies INF3 and INF5.

12. Prior to the first occupation of the development hereby permitted, a Travel Plan and associated Welcome Pack, promoting sustainable forms of access to the development, shall be submitted to and approved in writing by the Local Planning Authority, and the Welcome Pack shall be provided for each property prior to its first occupation.

Reason: In order to promote sustainable modes of transport in accordance with Local Plan Policy INF3.

13. Prior to commencement of the development hereby permitted 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 construction period. The CMP shall include but not be restricted to:

i) 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);

ii) Advisory routes for construction traffic;

iii) Any temporary access to the site;

iv) Locations for loading/unloading and storage of plant, waste and construction materials;

v) Method of preventing mud and dust being carried onto the highway;

vi) Arrangements for turning vehicles;

vii) Arrangements to receive abnormal loads or unusually large vehicles;

viii) Highway Condition survey;

ix) 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 and the construction phase of the development in accordance with Local Plan Policy INF4. It is important that these details are agreed prior to the commencement of development as any on-site works could have implications for highway safety.

14. An application for reserved matters shall include a drawing/schedule which sets out the proposed size and mix of dwellings and which shall include the number of bedrooms in each respective dwelling. No more than 20% of the dwellings shall have 4 bedrooms or more, with the remainder of the development being 1, 2 and 3 bedroom dwellings. The development shall be undertaken fully in accordance with the approved drawing/schedule.

Reason: In order to ensure that the development contains an appropriate mix of dwellings in accordance with the requirements of Local Plan Policy H1.

15. An application for Reserved Matters shall include a detailed scheme for the provision and future maintenance and management of Public Open Space, including play equipment, litter bins, benches, dog waste bins and associated hard and soft landscaping.

The scheme shall include the provision, type and layout of Public Open Space and associated facilities and a programme for implementation. The scheme shall thereafter be provided, maintained and managed in accordance with the approved details and timetables.

Reason: To ensure that future residents will have access to areas of open space and recreation and to ensure that such areas are provided and maintained to a satisfactory standard for the longer term in accordance with Local Plan Policies INF2 and EN2.