



PLANNING AND LICENSING COMMITTEE – TUESDAY 11 AUGUST 2026

ADDITIONAL PAGES

Agenda Item No 11

**26/01237/REM - Land South West of Alexander Drive and East of The Maples
Cirencester Gloucestershire**

1. Highways Officer (Gloucestershire County Council)

A formal response to the reconsultation has been received from the Highway Authority. It confirms there are no objections to the revised plans subject to the introduction of suitable conditions and informatives as set out below.

The related updates are as follows:

1. Development in accordance with approved drawings and documents

In accordance with drawing SL-001-REV M

2. Add the following condition

Provision of Vehicular Visibility Splays

The development hereby approved shall not be [occupied/brought into use] until visibility splays are provided from a point 0.6m above carriageway level at the centre of the 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 [Insert] metres in each direction measured along the nearside edge of the adjoining 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.

3. Informatives

Street Trees

All new streets must be tree lines as required in the National Planning Policy Framework. All proposed street trees must be suitable for transport corridors as defined by Trees and Design Action Group (TDAG). Details should be provided of what management systems are to be included, this includes root protections, watering and ongoing management. Street trees are likely to be subject to a commuted sum.

Impact on the highway network during construction

The development hereby approved and any associated highway works required, is likely to impact on the operation of the highway network during its construction (and any demolition required). You are advised to contact the Highway Authorities Network Management Team at:

Network&TrafficManagement@gloucestershire.gov.uk before undertaking any work, to discuss any temporary traffic management measures required, such as footway, Public Right of Way, carriageway closures or temporary parking restrictions a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.

No Drainage to Discharge to Highway

Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

2. Further Information from the Applicant regarding planning conditions

Two minor revisions to the planning conditions as drafted and updated list of plans, both of which are considered acceptable to officers as follows:

1. Development in accordance with approved drawings and documents

Except where modified by the conditions below the development hereby approved shall be carried out in accordance with the following approved drawings and documents, including all planting, landscaping and details of all hard surfacing and other hard materials to be used throughout the development.

- Site Location Plan (FE-100A);
- Site Layout Plan (SL-001M);
- Coloured Site Layout (SL-002M)
- Parking and EVCP Plan (SL-010)
- Refuse Strategy Plan (SL-009);
- Materials Plan (SL-004C)
- Flat Block 1– Ground Floor Plan (FB.01.p1 B)

- Flat Block 1– First Floor Plan (FB.01.p2 B)
- Flat Block 1– Second Floor Plan (FB.01.p3 B)
- Flat Block 1– Front Elevation (FB.01.e1)
- Flat Block 1– Side Elevation (FB.01.e2c)
- Flat Block 1– Rear Elevation (FB.01.e3c)
- Flat Block 1– Side Elevation (additional) (FB.01.e4c)
- Flat Block 2– Ground Floor Plan (FB.02.p1 B)
- Flat Block 2– First Floor Plan (FB.02.p2 B)
- Flat Block 2– Second Floor Plan (FB.02.p3 B)
- Flat Block 2– Front Elevation (FB.02.e1)
- Flat Block 2– Side Elevation (FB.02.e2 B)
- Flat Block 2– Rear Elevation (FB.02.e3 B)
- Flat Block 2– Side Elevation (additional) (FB.02.e4)
- Alcester HT– Floor Plans (ALC.p)
- Alcester HT– Elevations (ALC.e B, ALC.e1 B, ALC.e2 B, ALC.e3 B)
- Ardley HT– Floor Plans (ARD.p)
- Ardley HT– Elevations (ARD.e)
- Broadway HT– Floor Plans (BRD.p)
- Broadway HT– Elevations (BRD.e, BRD.e1, BRD.e2 B)
- Chester HT– Floor Plans (CHE.p)
- Chester HT– Elevations (CHE.e rev B, CHE.e1 B, CHE.e2 B)
- Chesterton HT– Floor Plans (CTN.p)
- Chesterton HT– Elevations (CTN.e)
- Claverdon HT– Floor Plans (CLV.p)
- Claverdon HT– Elevations (CLV.e, CLV.e1 B, CLV.e2 B)
- Halford HT– Floor Plans (HAL.p)
- Halford HT– Elevations (HAL.e B, HAL.e1 B, HAL.e2 B)
- Honington HT– Floor Plans (HON.p)
- Honington HT– Elevations (HON.e, HON.e1 B)
- Oxhill HT– Floor Plans (OHX.p)
- Oxhill HT– Elevations (OHX.e)
- Murray HT – Floor plans (MUR.PE)
- Packwood HT–Floor Plans (PKW.p)
- Packwood HT– Elevations (PKW.e, PKW.e1 B)
- Penwood–Floor Plans & Elevations (PEN.pe B)
- Singer HT– Floor Plans (SIN.p)
- Singer HT– Elevations (SIN.e B)
- Somerton HT– Floor Plans (SOM.p)
- Somerton HT– Elevations (SOM.e, SOM.e1)
- Woodstock HT– Floor Plans (WDS.p)
- Woodstock HT– Elevations (WDS.e B, WDS.e1 B, WDS.e2)
- Wolston HT– Floor Plans & Elevations (WOL.pe)
- Wotton HT–Floor Plans (WOT.p)
- Wotton HT– Elevations (WOT.e B)

- Wroxhall HT– Floor Plans & Elevations (WRO.pe, WRO.pe1)
- Single Garage– Floor Plans & Elevations (SG.pe, SG.pe1)
- Double Garage– Floor Plans & Elevations (DG.pe, DG.pe1)
- Carbarn– Floor Plans & Elevations (CB.pe)
- Substation– Floor Plans & Elevations (SB.pe)
- Street Scenes (SS.01 B, SS.02 B)
- ~~Visualisations (VIS.01, VIS.02)~~
- Overview Soft Landscaping Proposals (GL2630 LP 01B)
- Soft Landscape Proposals (GL2630 LP 02B and 03B)
- Topographical Plan (3957-100A)
- Visibility Splays (3957-101B)
- Highway General Arrangement Plan (3957-102B)
- Flood Exceedance Plan (3957-106A)
- Engineering Layout (3957-110B)
- Longitudinal Sections (Sheets 1-3) (3957-111- 1C, 2C, 3C)
- Adoptable Highway Details (3957-112)
- Adoptable Drainage Details (3957-113)
- Manhole Schedule (3957-115A)
- Section 104 Layout (3957-S104B)
- Section 38 Layout (3957-S38B)
- SuDS Layout (3957-SuDS-A)

12. No dwelling hereby approved shall be occupied until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway or edge of carriageway (as applicable) is provided on both sides of the access or driveway for that property. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above the adjoining ground level

Reason: To ensure there or no severe highway effects as a result of the development hereby approved in accordance with the requirements of the NPPF.