

**Annex A – Conditions related to the permission for 23/02682/FUL - Land West Of Worwell Farmhouse, Cirencester Road, Tetbury**

**Conditions:**

1. The development shall be started within 3 years from the date of this decision notice.

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

2. The development hereby permitted shall be implemented in strict accordance with the following approved plans: The Location Plan (Drawing No. 001); Proposed Surgery Site Plan (Drawing No. 22632-100 REV 03); Proposed Surgery Floor Plans (Drawing No. 22632-200); Proposed Surgery Elevations (Drawing No. 22632-300 REV 02); Proposed Surgery Elevations (Drawing No. 22632-301 REV 02); Site Layout (Drawing No. PL01/ A); Floor Plans Plots 12,13,14 and 15 (Drawing No. PL10/ A); HT1 Elevations (Drawing No. PL11 REV B); Floor Plans Plots 4,5 and 6 (Drawing No. PL12/ A); HT2 Elevations (Drawing No. PL13 REV B); Floor Plans Plots 7 and 8 (Drawing No. PL14/ A); HT3A Elevations (Drawing No. PL15 REV B); Floor Plans Plots 16 and 17 (Drawing No. PL16/ A); HT3B Elevations (Drawing No. PL17 REV B); HT6 Floor Plans (Drawing No. PL18 REV B); HT6 Elevations (Drawing No. PL19 REV C); Floor Plans Plots 9 and 10 (Drawing No. PL20/ A); HT8 Elevations (Drawing No. PL21 REV B); Floor Plans Plots 1,3,18 and 2 (Drawing No. PL22/ A); HT12A Elevations (Drawing No. PL23 REV B); HT12A Elevations (Drawing No. PL24 REV B); HT12B Elevations (Drawing No. PL25 REV B); HT11 Floor Plans (Drawing No. PL26 REV C); HT11 Elevations (Drawing No. PL27 REV C); Elevations Sheet 2 (Drawing No. PL28/ A); Single Garage Plans and Elevations (Drawing No. PL29 REV B); Garage Plans and Elevations (Drawing No. PL30 REV B); Street Elevations Sheet 1 (Drawing No. PL31 REV B); Street Elevations Sheet 2 (Drawing No. PL32 REV B); HT12B Elevations (Drawing No. PL33 REV B); Hard Landscape Layout (Drawing No. 350 REV P06); Tree and Hedgerow Layout (Drawing No. 351 REV P07); Soft Landscape Layout (Drawing No. 352 REV P06); Boundary Treatment Layout (Drawing No. 353 REV P05); Materials Layout (Drawing No. 354 REV P01).

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

3. Prior to the occupation of the sixteenth dwelling on site, the healthcare facility shall be completed and made available for occupation.

**Reason:** In order to ensure the development is synchronised with the timing of the residential development and needs of the facility in accordance with Local Plan Policy INF2, and that the material public benefit is brought forward.

4. Prior to the construction of any external wall of any dwelling of the development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

**Reason:** To ensure that, in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

5. Prior to the construction of any external wall of any healthcare facility of the

development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

**Reason:** To ensure that, in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

6. Prior to the construction of any external wall of the dwellings hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

**Reason:** To ensure that in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

7. Prior to the construction of any external wall of the healthcare facility hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

**Reason:** To ensure that in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

8. Prior to the first occupation of the dwellings of the development hereby permitted, the windows and external doors shall be finished in a colour to be first submitted to and approved in writing by the Local Planning Authority and shall thereafter be permanently retained in the approved colour unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

9. No windows and doors, garage doors, head and cill treatments, eaves, verges, rooflights, porches and porch canopies, copings, chimneys, and/or dormer windows shall be installed/inserted/constructed in the dwellings of the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

**Reason:** To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

10. No windows and doors, eaves, verges, or rooflights shall be installed/inserted/constructed in the healthcare centre of the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

**Reason:** To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

11. Prior to the occupancy of each dwelling and the healthcare facility hereby permitted, each building shall be constructed in accordance with the submitted 'Energy Strategy Report' by Stonewood Homes.

**Reason:** To ensure a form of development that delivers high energy conservation performance, having regard to Local Plan Policy EN2 and the provisions of the NPPF.

12. No construction, demolition works or deliveries shall be undertaken on the site before 0800 on weekdays and 0900 on Saturdays, nor after 1800 on weekdays and 1300 on Saturdays, nor at any time on Sundays or Bank Holidays.

**Reason:** To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Council Local Plan Policy EN15.

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

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

**Reason:** In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

14. Prior to the first occupation or operational use of any part of the development hereby permitted, the access, parking and turning facilities shall have been provided as shown on the approved drawings.

**Reason:** In the interests of highway safety.

15. Prior to the first occupation or operational use of any part of the development hereby approved, sheltered, secure and accessible bicycle parking complying with the Manual for Gloucestershire Streets shall have been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The parking facilities shall be maintained for this purpose thereafter.

**Reason:** To promote sustainable travel and healthy communities

16. Prior to the first operational use of the medical centre hereby permitted, the associated car parking, including the electric vehicle infrastructure, shall be provided in accordance with the approved drawings. The electric vehicle charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851, and Manual for Gloucestershire Streets. The charging points installed shall be retained thereafter unless replaced or upgraded to an equal or higher specification.

**Reason:** To promote sustainable travel and healthy communities.

17. No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any significant contamination is found during the site investigation, a Remediation Scheme specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority before any development begins.

**Reason:** To ensure any contamination of the site is identified and appropriately remediated and the environment is protected.

18. The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority a Verification Report with evidence confirming that all works were completed in accordance with the agreed details.

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

**Reason:** To ensure any contamination of the site is identified and appropriately remediated and the environment is protected.

19. No part of the development hereby approved shall commence (including demolition, ground works and vegetation clearance) until a revised Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not necessarily be limited to, the following:

- i. site specific measures to control and monitor impact arising in relation to land contamination, surface water and ground water
- ii. Risk assessment of potentially damaging construction activities;
- iii. Identification of 'biodiversity protection zones';
- iv. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- v. The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- vi. The times during construction when specialists ecologists need to be present on site to oversee works;
- vii. Responsible persons and lines of communication;
- viii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s);
- ix. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period; and
- x. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

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

**Reason:** To ensure that protected and priority species and priority habitats are safeguarded in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), The Hedgerow Regulations 1997, Circular 06/2005, paragraphs 174, 179 and 180 of the National Planning Policy Framework (Chapter 15), Policy EN8 of the Cotswold District Local Plan 2011-2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

20. No below or above ground development shall commence until a detailed site waste management plan or equivalent has been submitted to and approved in writing by the local planning authority. The detailed site waste management plan must identify: - the specific types and amount of waste materials forecast to be generated from the development during site preparation & demolition and construction phases; and the specific measures will be employed for dealing with this material so as to: - minimise its creation, maximise the amount of re-use and recycling on-site; maximise the amount of off-site recycling of any wastes that are unusable on-site; and reduce the overall amount of waste sent to landfill. In addition, the detailed site waste management plan must also set out the proposed proportions of recycled content that will be used in construction materials. The detailed site waste management plan shall be fully implemented as approved unless the local planning authority gives prior written permission for any variation.

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

21. No above-ground development shall commence until full details of the provision made for facilitating the management and recycling of waste generated during occupation have been submitted to and approved in writing by the local planning authority. This must include details of the appropriate and adequate space and infrastructure to allow for the separate storage of recyclable waste materials. The management of waste during occupation must be aligned with the principles of the waste hierarchy and not prejudice the local collection authority's ability to meet its waste management targets. All details shall be fully implemented as approved unless the local planning authority gives prior written permission for any variation.

**Reason:** To ensure the effective implementation of waste minimisation and resource efficiency measures in accordance with adopted Gloucestershire Waste Core Strategy: Core Policy WCS2 - Waste Reduction.

22. No development shall be brought in to use/occupied until a SuDS management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

**Reason:** To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding.

23. Prior to the commencement of the development hereby permitted full details of all proposed street tree planting, root protection systems, future management plan, and the proposed times of planting, shall have been submitted to and approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.

**Reason:** To ensure the continued wellbeing of the trees in the interests of the amenity and environmental quality of the locality.

24. The entire landscaping scheme shall be completed by the end of the first full planting season (1st October to the 31st March the following year) immediately following the first occupation of the development hereby permitted.

**Reason:** To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy EN2.

25. Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

**Reason:** To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy EN2.

26. The development shall be completed in accordance with the following documents and drawings as submitted with the planning application:

- Section 7, Appendix F and Appendix B of the consultancy report (Ecological Appraisal, Malford Environmental Consulting, dated 27th September 2022)
- Soft Landscape Layout (Drawing No. 352 REV P06)
- Tree and Hedgerow Layout (Drawing No. 351 REV P07)
- Site Layout (Drawing No. PL01/ A)
- Landscape & Ecology Management Plan, prepared by APG, dated 1st November 2022;
- Ecological Appraisal Addendum, prepared by Malford Environmental Consulting, dated 5th April 2023.

All the recommendations shall be implemented in full, unless otherwise agreed in writing by the LPA, and thereafter permanently retained.

**Reason:** To protect and enhance biodiversity in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), Policy EN8 of Cotswold District Council Local Plan and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

27. Prior to the installation of external lighting for the development hereby approved, a lighting design strategy for biodiversity shall be submitted to and approved by the Local Planning Authority. The strategy will:

- a) identify the areas/features on site that are particularly sensitive for foraging bats;
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their commuter route.

All external lighting shall be installed only in accordance with the specifications and locations set out in the strategy.

**Reason:** To protect nocturnal species in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, paragraphs 174, 179 and 180 of the National Planning Policy Framework (Chapter 15), Policy EN8 of the Cotswold District Local Plan 2011-2031, and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

28. No development including demolition, site clearance, materials delivery or erection of site buildings, shall start on the site until measures to protect trees/hedgerows on and adjacent to the site have been installed in accordance with details that have been submitted to and approved in writing by the local planning authority.

These measures shall include:

1. Temporary fencing for the protection of all retained trees/hedgerows on and adjacent to the site whose Root Protection Areas (RPA) fall within the site to be erected in accordance with BS 5837(2012) or subsequent revisions (Trees in Relation to Design, Demolition and Construction). Any alternative fencing type or position not strictly in accordance with BS 5837 (2012) shall be agreed in writing by the local planning authority prior to the start of development. The RPA is defined in BS5837(2012).

2. Construction Exclusion Zone (CEZ): The area around trees and hedgerows enclosed on site by protective fencing shall be deemed the CEZ. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, site compounds, cabins or other temporary buildings, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within the CEZ, unless agreed in writing with the local planning authority.

The approved tree protection measures shall remain in place until the completion of development or unless otherwise agreed in writing with the local planning authority.

**Reason:** To ensure adequate protection measures for existing trees/hedgerows to be retained, in the interests of visual amenity and the character and appearance of the area.

29. Prior to any excavations or surface treatments within the root protection areas (RPA) of retained trees and hedgerows, full details shall be submitted to and approved in writing by the local planning authority before any development starts. The RPA is defined in BS5837:2012. Details shall include the proposed locations of excavations and/or surface treatments, proposed methods & specifications of excavations and/or surface treatments and any post excavation remedial works. All excavations or surface treatments shall be carried out in accordance with the approved details.

**Reason:** To ensure adequate protection measures for existing trees/hedgerows to be retained, in the interests of visual amenity and the character and appearance of the area.



30. Prior to the first use/occupation of the development hereby permitted, full details of proposed tree/hedgerow planting shall be submitted to and approved in writing by the Local Planning Authority. The details shall include location, species and sizes, planting specifications, maintenance schedule, and provision for guards or other protective measures. The details shall include the tree pit design and location, type and materials to be used for hard landscaping including specifications.

All planting shall be carried out in accordance with the approved details in the first planting season following the completion or first occupation/use of the development, whichever is the sooner. The planting shall be maintained in accordance with the approved schedule of maintenance. Any trees or plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

**Reason:** To ensure adequate provision for trees/hedgerows, in the interests of visual amenity and the character and appearance of the area.

31. Notwithstanding the provisions of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or the equivalent to that Class in any statutory instrument amending or replacing the 1987 Order or any other change of use permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015; the approved healthcare facility as identified on Site Layout (Drawing No. PL01/ A), shall be used only for use as a healthcare facility and GP surgery and for no other purpose.

**Reason:** It is essential that the Local Planning Authority retains control over the use of the development in accordance with Cotswold District Local Plan Policies SA1 and INF2.

32. **The healthcare facility hereby approved shall be completed and made available for occupation within two years of the commencement of development on site.**

**Reason:** In order to ensure the development is synchronised with the timing of the residential development and needs of the facility in accordance with Local Plan Policy INF2, and that the material public benefit is brought forward.

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

**Reason:** It is important to agree a programme of archaeological work in advance of the commencement of development, so as to make provision for the investigation and recording of any archaeological remains that may be destroyed by ground works required for the scheme. The archaeological programme will advance understanding of any heritage assets which will be lost, in accordance with paragraph 205 of the National Planning Policy Framework

34. **Prior to the first occupation or operational use of any part of the development hereby permitted, visibility splays shall have been provided from a point 0.6m above carriageway level at the centre of the principal 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 76.8 metres towards the northeast and 86.4 metres towards the southwest measured along the nearside edge of the adjoining carriageway and offset a distance of 0.6 metres from the edge of the carriageway. These plays 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.

35. Prior to the commencement of any part of the development hereby permitted, drawings of the prescribed off-site highway improvements and site access works shall be submitted to and approved in writing by the Local Planning Authority; and no part of the development shall be first occupied or brought into operational use until those works have been constructed in accordance with the approved details.

#### Prescribed Works

- A The principal site access including footway provisions around the access junction and extending to a point approximately 25 metres northwest with an informal pedestrian crossing point.
- B Footway connection to the existing footway infrastructure on Old Ilsom Farm Road
- C Vehicle access on Cirencester Road from Wormwell Farm
- D Pedestrian crossing point on Cirencester Road near to the junction with Jasmine Gardens
- E Two bus stops on Cirencester Road in the vicinity of the development site, the southbound stop to comprise a pole, flag, information case, hard standing and shelter with seats and carriageway box marking, and the northbound stop to comprise a pole, flag, information case and hard standing and carriageway box marking.
- F Footway connections and informal pedestrian crossing point associated with the bus stop provision
- G Improvements to the width and surfacing of the existing footway on the west side of Cirencester Road

Reason: To ensure the safe and free flow of traffic onto the highway and in the interests of highway safety.

36. Prior to the first occupation of any dwelling hereby permitted, the residential car parking shall have been provided to comply with the Manual for Gloucestershire Streets and in accordance with the approved drawings.

Reason: In the interests of highway safety.

37. Prior to the commencement of any part of the development hereby permitted, drawings detailing the extents of all carriageways and footways

proposed to become adopted as public highway shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of all users of the development.

38. No commercial deliveries to the medical centre shall be permitted to occur during the opening hours of the centre.

Reason: In the interests of safety of the users of the centre

39. The Residential Travel Plan hereby approved shall be implemented and monitored in accordance with the regime contained within the Plan. In the event of failing to meet the targets within the Plan, a revised Plan shall be submitted to and approved in writing by the Local Planning Authority to address any shortfalls, and where necessary make provision for and promote improved sustainable forms of access to and from the site. The Plan thereafter shall be implemented and updated in agreement with the Local Planning Authority and thereafter implemented as amended.

Reason: To reduce vehicle movements and promote sustainable access.

40. The Workplace Travel Plan hereby approved shall be implemented and monitored in accordance with the regime contained within the Plan. In the event of failing to meet the targets within the Plan a revised Plan shall be submitted to and approved in writing by the Local Planning Authority to address any shortfalls, and where necessary make provision for and promote improved sustainable forms of access to and from the site. The Plan thereafter shall be implemented and updated in agreement with the Local Planning Authority and thereafter implemented as amended.

Reason: To reduce vehicle movements and promote sustainable access.