

Reserved Matters pursuant to outline permission 16/00054/OUT relating to appearance, layout, landscaping and scale for the erection of 100 dwellings, landscaping and public open space for Phase 2 A of the development, and discharge of conditions 11, 16, 18, 48, 56 at Chesterton Farm Cranhams Lane Cirencester Gloucestershire GL7 6JP

Approval of Reserved Matters 25/02763/REM	
Applicant:	Keepmoat Homes
Agent:	Pegasus Planning Group Ltd
Case Officer:	Julian Pye
Ward Member(s):	Councillor Ray Brassington
Committee Date:	14 January 2026
RECOMMENDATION:	APPROVAL OF RESERVED MATTERS SUBJECT TO CONDITIONS

1. Main Issues:

- (a) Layout
- (b) Appearance
- (c) Scale
- (d) Landscaping
- (e) Environmental Performance

2. Reasons for Referral:

- 2.1 Successful delivery of a sustainable, high quality development on the Strategic Site south of Chesterton (Policy S2) is central to the Council's adopted Local Plan strategy. In accordance with the Council's scheme of delegation, officers consider it appropriate to report this application for approval of reserved matters pertaining to sub-Phase 2a of the development (The Steadings) to the Planning and Licensing Committee.

3. Site Description:

- 3.1 This application for reserved matters approval relates to a parcel of land that forms part of the wider allocated strategic site referred to as Land South of Chesterton and more recently as The Steadings. Sub phase 2a is located at the eastern end of the main site bounded by the Eastern Gateway key grouping and entrance to main Steadings development when accessed from the Spratsgate Lane entrance, via the primary village street.

- 3.2 To the north and south of the site are tranches of Primary Green Infrastructure Areas (PGIA) within the development and adjoining the site to the west are further development areas within Phase 2, namely sub phase parcels 2b and 2c.
- 3.3 The site area is approximately 2.5ha forming part of the overall outline planning permission area of approximately 120ha, which was granted planning permission in 2019. The site is divided into two main parcels of land located to the north and south of the existing primary village street and was formerly contained within a single field parcel.

4. Relevant Planning History:

- 4.1 On the 3rd April 2019, Cotswold District Council (CDC) granted outline planning permission (OPP) for a mixed-use development on the Strategic Site south of Chesterton, as per Local Plan Policy S2 (16/00054/OUT). As above, that Development is now referred to as The Steadings, and includes up to 2,350 new homes. The OPP was granted subject to 69 conditions, and following the completion of two section 106 agreements; i.e. one between Bathurst Development Limited (BDL) and CDC, and one between BDL and Gloucestershire County Council (GCC).
- 4.2 In March 2021, CDC approved a Site Wide Design Code (SWDC) pursuant to OPP condition 9. It provides a skeletal structure for post-outline master planning work. OPP condition 10 requires the submission and approval of a Detailed Design Code (DDC) for each sub-area of The Steadings and in April 2025, CDC approved a DDC for sub phases 2a,b and c and 2d and e of the development.
- 4.3 In brief, the DDCs are required to prescribe, at a greater level of resolution than the SWDC, how agreed urban design principles are to be applied within the sub-area/phase in question. Subsequent Reserved Matters Applications (RMAs) are required to accord with the relevant approved DDC and the SWDC.
- 4.4 In November 2021, CDC granted reserved matters approval for the development of phase 1a for 69 dwellings and associated green infrastructure. This sub phase is practically complete and the majority of properties are now occupied.
- 4.5 Following the granting of the OPP and the approval of the SWDC, the master developer (BDL) has also progressed the delivery of strategic infrastructure, including the first part of the primary village street off Spratsgate Lane, including a new highway junction in addition to strategic green infrastructure.

- 4.6 In December 2023, CDC granted reserved matters approval for the first section of the Primary Enhanced Street to serve sub phases 2a, b and c of the development.
- 4.7 2.6 In December 2023, CDC granted reserved matters approval for the first section of the Primary Green Infrastructure to serve sub phases 2a, b and c of the development.

5. Planning Policies:

5.1 National

- National Planning Policy Framework (NPPF) - updated December 2024.
- Planning practice guidance (PPG).
- National Design Guide - October 2019.

5.2 Cotswold District Council - Climate and Ecology

- Climate Emergency Strategy 2020-2030
- Ecological Emergency Action Plan

5.3 Cotswold District Council Local Plan Policies:

- S2 - Strategic Site, south of Chesterton
- EN1 - Built, Natural & Historic Environment
- EN2 - Design of Built & Natural Environment
- EN4 - The Wider Natural & Historic Landscape
- EN7 - Trees, Hedgerows & Woodlands
- EN8 - Bio & Geo: Features Habitats & Species
- INF1 - Infrastructure Delivery
- INF2 - Social & Community Infrastructure
- INF3 - Sustainable Transport
- INF7 - Green Infrastructure
- INF8 - Water Management Infrastructure

6. Observations of Consultees:

- 6.1 The Council has undertaken two consultation exercises in relation to this application (on the original and then subsequent revised plans). Summaries of all responses to the consultation on the application are included below and the responses are available in full on CDC's website.

6.2 The Officer's Assessment (see section 8 of this report below) reflects a project team approach to the Councils appraisal of the proposed design. It incorporates advice from the following internal consultees:

- Conservation and Design Officers
- Landscape Officer
- Tree Officer
- Biodiversity/Ecology Officer

6.3 **Responses to the first consultation exercise, September 2025**

The comments below relate to the original application proposals and were received in response to the first consultation in September/October 2025.

6.4 **CDC Biodiversity Officer**

6.4.1 No objection. The submitted Ecological Compliance Statement and baseline is accurate and considered sufficient to demonstrate compliance with outline planning permission conditions.

6.4.2 The individual proposals for BNG for this sub phase will need to be considered as part of the overall approach to deliver habitats and BNG for the entire development. In consideration of the site clearance and preparatory works which have already been undertaken on the site, the information within the technical note is sufficient to demonstrate compliance with condition 56 of the OPP.

6.5 **CDC Landscape Consultant**

No objections: some recommendations on suitable revisions to the scheme, such as revised species, methods of planting which have been considered by the applicant team and used as the basis of revised plans and proposals.

6.6 **CDC Tree Officer**

No objections, subject to correction of Plan no 3227-APA-ZZ-XX-DT-L-3005 REV02 to specify topsoil.

6.7 **CDC Conservation and Design**

6.7.1 Amend the scheme or maintain an objection. Various issues and required revisions were sought to make the scheme acceptable, including, amongst other things:

General

- Revised street elevations

- Roof pitches
- Window hierarchy, scaling and proportions
- Require cill and lintel details
- Add further chimneys

Unit Design, boundaries and materials

Need to revise and refine various house types, including

- Removal of car ports
- Refine form and window/door placement
- Awkward relationships and attachments such as proposed FOG within the focal space
- Refine southern and northern edges
- Remove unacceptable house types
- Remove unsympathetic details/features such as balconies
- Refine boundary treatments – confirm stone walling and estate railings where appropriate
- Confirm suitable materiality and finishes

6.8 **CDC Environmental Health**

Contamination

6.8.1 Although this application is not expressly seeking discharge of Condition 55 for this phase, the information provided by this technical assessment does indicate that no significant land contamination was found by ground investigations carried out in 2022. The Officer concurs with the conclusion of the report that no significant ground contamination was discovered but that a reactive approach should be adopted during the development phase to identify and assess any contamination not previously identified during the ground investigation

Air Quality

6.8.2 The electric vehicle charging provision is considered to be satisfactory. Consequently, discharge of condition 48 for Phase 2a of the development is recommended.

6.9 **GCC - Lead Local Flood Authority**

No objections - Information provided with this application complies with requirements for reserved matter with respect to flooding and drainage as defined in planning permission 16/00054/OUT. The LLFA recommend that suitable detail has been submitted with this application for discharge of conditions 16 and 18 of that permission, although it stresses that future maintenance plans should be made available in the future.

6.10 **GCC Archaeologist**

No objections. Archaeological matters are being dealt with under outline application 16/00054/OUT and an agreed mitigation strategy approved under condition 50. The details submitted are noted and no comments were considered necessary in relation to this reserved matters application.

6.11 **Minerals and Waste - GCC**

No objections but noted that Condition 48 of the OPP requires both a waste and soil management schedule and confirmation required that this has been dealt with. Further details regarding the proposed refuse strategy could be referred to Waste Services.

6.12 **Thames Water**

No objections

6.13 **Environment Agency**

Chose not to comment.

6.14 **Historic England**

No requirement to comment on the application.

6.15 **Highways Officer (Gloucestershire County Council)**

6.15.1 Gloucestershire County Council (GCC) Highways, acting in its capacity as a statutory consultee, undertook a full assessment of the reserved matters application proposals and was also involved through the pre-application process.

6.15.2 No objections to the proposed scheme, but a required deferment to enable further revisions to the proposals, which can be summarised as follows:

- revisions to the layout of specified junctions to ensure suitable tracking and turning facilities;
- revisions to the height of specified enclosure/walling were positioned within visibility splays;
- confirm safe refuse collection points
- clarify any proposed vertical deflections on the adoptable highways
- confirm details of connectivity of footways/cycleways to adjacent areas eg PGIA etc
- Ensure any on plot parking/driveways are of sufficient depth

6.16 **Gloucestershire Constabulary – Designing out Crime**

6.16.1 Objection.

6.16.2 Concerns raised in respect to the use of rear parking courts within the site layout. Such rear parking can often be underutilised and sometimes abused, leading to car crime and on street issues. The scheme could have been designed differently with frontage in curtilage parking/access a priority, including the reorientation of houses facing onto the Primary Village Street, providing more active streets/frontages. Some further concern about taller enclosure of gardens reducing surveillance and some lack of definition on defensible spaces. The scheme requires a suitable lighting scheme and apartments should have clear drop off and delivery points. The submitted supporting material should provide a clear reference to designing out crime.

6.17 **Responses to the second consultation exercise, November/December 2025**

The comments below were received in response to the second focused consultation exercise carried out at the end of November/beginning of December 2025. They relate to the revised application proposals as described in this report.

6.18 **CDC Conservation and Design**

6.18.1 There have been various design revisions in response to previous advice and concerns expressed and the scheme has been improved to a sufficient degree and is now generally acceptable.

6.18.2 There remain a few outstanding detailed matters that require further attention/refinement, including boundary treatments, materials and finishes. These can be confirmed in due course and appropriate conditions applied in order to manage the design quality and implementation.

6.19 **GCC Highways**

6.19.1 Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order, 2015 has no objection to the revised plans, subject to the introduction of suitable conditions and financial obligations.

6.19.2 The suggested conditions relate to visibility splays, parking details, cycle parking, electric vehicle charging points, a residential welcome pack and a construction management plan.

6.20 The Local Lead Flood Authority (LLFA)

The LLFA has no objection to the revised scheme, and considers that suitable detail has been submitted for discharge of conditions 16 of the OPP. In respect of Condition 18, (maintenance plan for the drainage features of the development), it will be important for the LLFA to see that detail and see how records of maintenance will be maintained by management companies. While the information provided with this application satisfied the requirements for the reserved matters, the LLFA would like confidence that the maintenance plan will include provision of maintenance records that are available to the LLFA.

7. View of Town/Parish Council:

7.1 Objection raised based on a holding response to the original submission: Key concerns were raised in respect of the following issues:

7.1.1 General Design: Conservation Officer has raised a number of issues with regard to unit design, windows and roof pitches.

7.1.2 Parking Courts: Gloucestershire Constabulary has raised concerns regarding the functionality of parking courts and the apparent lack of consideration for crime prevention measures.

7.1.3 Road Safety: Gloucestershire County Council Highways has highlighted issues related to road widths, emphasising the need to ensure safe access for emergency services and waste collection vehicles, as well as the provision of safe and accessible bin collection points and driveway/parking bay sizing.

7.1.4 Energy Efficiency: Greater clarity is required on the proposed use of solar panels and their fundamental role in enhancing the overall sustainability of the development.

7.1.5 Green Infrastructure: There is a need for increased planting and greening to strengthen the site's green infrastructure and contribute to environmental and aesthetic benefits.

7.2 Response to the second consultation exercise, November/December 2025

Cirencester Town Council's response to the re-consultation will be reported to members as part of any addendum and updated information.

8. Other Representations

8.1 Community representations

Objections received from one member of public summarised as follows:

8.1.1 The combination of the design code requirements and the village street have resulted in a reliance on rear parking courts in this sub phase. This might not be the most appropriate design solution and concerns have been raised by the Designing out Crime Officer.

8.1.2 The proposals are mimicking the appearance of more traditional forms of development within sensitive areas of the Cotswolds. Given the scale of The Steadings overall, a more innovative approach could be taken. The scheme could be developed at a higher density.

8.2 Cirencester Civic Society

No objections/support but raise a number of issues for consideration:

8.2.1 Difficult to read through and consider every detail in the 147 documents submitted with this application in the time provided

8.2.2 Security. The 'Designing out Crime Officer' has drawn attention to the vulnerability of crime and anti-social behaviour in the proposed rear parking areas.

8.2.3 Banishing cars to the rear of properties clearly benefits street scenes but the porosity of these areas is questionable.

8.2.4 Bin storage and the size of gardens. There is considerable variation in the sizes of gardens and some look very small.

8.2.5 Deliveries. Have convenient drop-off points to temporarily park vans, close to front doors been full considered? Does the design allow for secure deliveries adjacent to front doors?

8.2.6 Porches. There is scope for more variety in the design of the porches. This would provide visual relief where rows houses are identical.

8.2.7 Trees. Attractive lines of trees along the boulevard are welcome but the trees at the rear of properties are far fewer and more ornamental in stature.

8.2.8 An effective maintenance strategy for all landscape features is critical, particularly watering in time of drought during the first few years after planting.

8.2.9 Pedestrian routes. These appear to have been generally well-considered but convenient circular routes for dog-walkers from each house should be checked.

8.2.10 Renewable energy features. None are shown. Would be possible to include solar panels and air source heat pumps, particularly on elevations, to make it more likely that they are properly integrated, rather than left to householders to seek to add them later in a haphazard way?

8.2.11 Communal areas not suitable for adoption by GCC - how will these be managed and maintained.

8.3 **Responses to the second consultation exercise, November/December 2025**

One objection received from a member of public, summarised as follows:

8.3.1 The proposals need to be re-designed; the combination of the design code requirements and the village street have resulted in an inefficient layout and reliance on rear parking courts in this sub phase. This is not the most appropriate design solution and concerns have been raised by the Designing out Crime Officer. A greater extent of terraced houses could also be introduced in light of the inefficient use of space such as the northern edge (detached units)

8.3.2 The proposals are mimicking the appearance of more traditional forms of development within sensitive areas of the Cotswolds. Given the scale of The Steadings overall, a more innovative approach could be taken, and the development (as a whole) could have its own unique identity;

8.3.3 The density of the development should be increased; roof spaces should be utilised, and any garaging should be replaced by additional living floorspace.

9. **Applicant's Supporting Information:**

9.1 The original application for reserved matters approval was submitted in September 2025.

9.2 All documents and drawings, as described by the Applicant's team, were submitted with this application and are available to view on the Council's website.

9.3 Following further negotiations with the applicant, the applicant team formally submitted revised application material at the end of November 2025. The revised material provided the following revised information:

- (a) Revisions to the site layout, including development blocks, tracking, parking and streets
- (b) Revised house types
- (c) Revised boundary treatments and landscaping
- (d) Revised material palette
- (e) Revised street scenes
- (f) Revised details eg window headers and cills

The above information was made available to view on the Council's website to inform the consultation exercise.

10. Officer's Assessment:

- 10.1 The case officer's conclusions on each of the key issues are set out in turn below, based upon the revised application material submitted towards the end of November 2025, as above.

Scope of this application

- 10.2 As indicated above, this application for reserved matters approval, relates to the first sub phase (2a) of phase 2 of the development. The principle of development was established by the outline planning permission. The Council and the applicant have therefore moved beyond the question of whether development should take place to the question of what form, layout, appearance and detail it should take.
- 10.3 The reserved matters appropriate to this consideration are layout, scale, appearance and landscaping. They have been considered in context of the relevant national and local planning policies and specifically within the context of the outline planning permission and related design codes.

The Design codes

- 10.4 The SWDC was previously approved in 2021 and a detailed design code for sub phases 2a to 2c was approved earlier in 2025. The SWDC and the DDC should be read in conjunction with the OPP – the Outline Framework. The Cotswold Design Guide is also applicable to The Steadings being part of the Local Plan.
- 10.5 The SWDC sets out how Bathurst Development Limited ("BDL") is the Master Developer for The Steadings and confirms that BDL is committed to providing a high quality development, which meets the needs of the local community, Cirencester, and the District.
- 10.6 The SWDC describes the intended architectural character for The Steadings, which reflects the Local Plan Framework. The Development is expected to be more contemporary in style, reflecting the qualities of traditional architecture of the area, including materials, proportions and roof forms, to ensure local distinctiveness. Buildings should also utilise new technologies and best practice to address the environmental and social concerns of today.
- 10.7 The DDC builds upon and is consistent with the SWDC and sets out that "the second phase of residential development at The Steadings will form part of a prominent gateway into The Steadings from the East. It is therefore incredibly

important that the proposals for this area reflect the site-wide aspirations for high quality design and provide an appropriate introduction to the settlement as a whole.

- 10.8 The Reserved Matters Applications will be expected to demonstrate an architectural character that is a 21st century interpretation of the Cotswold vernacular, reflecting the local character in a contemporary way. The arrangement, scale and materiality of the homes will adapt to the variations in character and form that are proposed through the design codes in response to the locality, which will help to create an easily understood sequence of streets and spaces.
- 10.9 Townscape features within Parcels 2a, b and c should include Eastern Key buildings, Focal corner across key neighbourhood access points, Marker Buildings and Focal Spaces.”
- 10.10 A mix of family housing of c.40 dwellings per hectare (gross) has been provided, including a mix of house types and apartments that seek to address the key requirements for this part of Phase 2, namely the key entrance, marker buildings/groupings, northern and southern open space edges and engagement with the primary village street, whilst meeting identified housing needs.

The scheme in summary

- 10.11 This application relates to a scheme of 100 dwellings with associated areas of green infrastructure, planting and highway. The scheme comprises a mix of dwelling types, including the requirement for marker buildings at the eastern edge, the first phase of development fronting onto the primary village street and forming the first sections of the northern and southern edges onto strategic open space (PGIA).

The development plan

- 10.12 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan is the Cotswold District Local Plan 2011-2031, which was adopted on the 3rd of August 2018 (the Local Plan). Officers have therefore assessed the proposals against the relevant policies and Appendix B of the Local Plan, which sets out the Vision and Objectives for The Steadings.

The master planning process for The Steadings

10.13 The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work, and helps make development acceptable to communities (NPPF par 131, page 39). The Local Plan describes how the master planning process for The Steadings will ensure that all aspects of development are properly addressed, including layout, landscape, density, the mix of uses, scale, materials and detailing. The key tenets of the post-outline approval master planning and urban design regime for The Steadings are described in summary below.

- The Local Plan framework, which sets clear expectations for the quality of The Steadings
- Development and how this can be maintained.
- The OPP framework, which includes the approved drawings and documents, the section 106 agreements, material approved pursuant to conditions, and material that supported the OPA.
- The Site Wide Design Code approved by CDC pursuant to OPP condition 9.
- Any DDCs approved by CDC pursuant to OPP condition 10.

10.14 Design coding is fundamental to the regime described above.

Development context

10.15 Bathurst Developments Limited (BDL) is the Master Developer for The Steadings and has committed to work with CDC in managing and controlling the master planning process to ensure that the proposed Development delivers the shared vision. In doing so, BDL continues to deliver and plan for the delivery and management of the primary infrastructure for the development as a whole.

10.16 This sub phase of development is significant in delivering the first and easternmost sub phase (of phase 2), west of the new access onto Spratsgate Lane and in part, facing onto the primary village street as well as areas of primary green infrastructure to the north and south of the parcel.

Meeting local housing need

10.17 Policy H1 states that 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. Developments should meet the needs and aspirations of people requiring market and affordable housing and developers will also be required to comply with the NDSS.

- 10.18 In addition to making an appropriate contribution to meeting local housing need, officers are keen to ensure the proposals optimise the potential of the site to accommodate an appropriate amount and mix of development, including green infrastructure and public space. Striking the right balance between the built development and related green space is critical to achieving a sustainable, high-quality development. In this regard the relationship with the PGIA is also an important consideration of this sub phase.

Affordable Housing

- 10.19 Policy H1 requires that any affordable accommodation with two or more bedrooms will be expected to be houses or bungalows unless there is a need for flats or specialist accommodation. Policy H2 stipulates that the type, size and mix, including the tenure split, of affordable housing will be expected to address the identified and prioritized housing needs of the District.
- 10.20 The section 106 agreement includes obligations relating to the phased provision of affordable housing across the Development. The agreement stipulates that 30% of the dwellings across the Development shall be provided as Affordable Housing. The percentage for each Phase or Sub-phase may be higher or lower than 30%, subject to the Development as a whole meeting the Agreed Provision. The distribution of Affordable Housing is controlled through the approved Phasing Plan, which stipulates that Phase 2 will include 31% Affordable Housing.
- 10.21 The revised application proposals include the provision of 31 affordable homes (31%) in accordance with the Outline Planning Framework, comprising 65% Affordable and shared Rented Units and 11% Shared Ownership Units (as defined in the section 106 agreement). The proposed level of provision is consistent with the approved Phasing Plan. The mix of affordable homes is set out in the table below.
- 10.22 Officers consider that the proposals are acceptable in context of the specific requirements of this sub phase and the related housing mix, which includes a variation with an increase in the number of smaller affordable units and market housing.

Housing Mix

- 10.23 The proposed housing mix for sub phase 2a is set out below:

Size	Market	Affordable	Total
1-bed apartment	5	8	13
2-bed apartment	3	0	3
2-bed Flat Over Garage (FOG)	5	2	7
2-bed house	11	12	23
3-bed house	36	6	42
4-bed house	7	3	10
5-bed house	2	0	2
Total	69	31	100

10.24 The following table sets out the proposed housing mix compared with the Council's housing needs assessment (2019) (informed by the suggested market mix from the SHMA).

10.25 The two main variations are the overall housing mix and an increase in 1 and 2 bed units and the reduction in 4 bed or larger units. As such, it is proposed to deliver a higher percentage of 1 bed AH and fewer 3 bed AH homes, albeit by virtue of the revised overall housing mix, there will also be a greater number of 2 bed AH and fewer 3 and 4 bed AH.

Market Housing			Affordable Housing	
	CDC	Proposed	CDC	Proposed
1 bed	4%	7% (+3)	19%	26% (+7)
2 bed	14%	28% (+14)	45%	45%
3 bed	51%	52% (+1)	27%	19%(-8)
4 bed	31%	13%(-18)	9%	10%(+1)

10.26 Given the nature of sub phase 2a, including the requirement for the inclusion of key marker buildings (apartments) and the requirement to appropriately address both the northern and southern landscape edges, relates to the primary street and the resulting reliance upon parking courts in part, it is understandable that there might need to be a variation to the overall housing mix to enable the required number of homes to be delivered on the site. The s106 requires this justification to be agreed with the Council and this is set out

within the submitted Planning Statement in respect of the specific conditions for sub phase 2a.

- 10.27 It is logical to assume that proposals for individual sub phases will involve some variation to the Outline Framework indicative mix, given relevant variations to development form and parcel requirements across The Steadings scheme. The proposals accord with the requirement to provide 31% affordable homes (as part of Phase 2) but with a degree of variation on the mix which officers consider is acceptable and should not have a detrimental impact upon achieving the overall required housing mix as set out previously and which might be subject to future review/update over the lifetime of the project.
- 10.28 The applicant has provided the following justification for the variation to the housing mix:
- *The nature of the site and the imposition of the Design Code means there are a number of constraints to delivering larger units including, but not limited to, the need to include key marker buildings (apartments) within this Phase of the development (which results in the provision of more apartments) and the need to introduce parking courts to meet the Council's preference to avoid frontage parking along the Village Street*
 - *The applicant, Keepmoat, is partnered with a Registered Provider (Bromford), who has full board approval based on the mix proposed.*
 - *The skew in favour of smaller units for the market housing should, in our view, be welcomed. It is a common criticism of a number of major residential schemes that developers overprovide larger 'executive' 4 and 5 bed units in order to maximise profits, but which are potentially financially unobtainable for local communities and make less efficient use of land. 2 bedroom homes are more likely to be within the means of first-time buyers and young families, whose housing needs should be served. In addition, this is one Phase in a large strategic site with multiple phases and each Phase may differ slightly in terms of the precise mix giving scope for rebalance across the whole site.*
 - *The skew in favour of smaller units for the affordable housing is supported by the RP. The profile/family size of persons on the local housing register will be fluid, and there is scope for rebalance during the later phases should the requirement for more 3 bed properties remain.*
- 10.29 The approach and the justification are considered reasonable and represent a relatively minor variation in context of the development as a whole.

Optimising the Site's Development Potential

- 10.30 The NPPF stipulates that planning decisions should promote an effective use of land in meeting the need for homes and other uses. It also makes it clear that this involves optimising the potential of the site to accommodate and sustain an appropriate amount and mix of development, including green space. Similarly, Policy EN1 requires a balance to be struck between new development on the one hand, and the need to provide and enhance green infrastructure, and avoid habitat loss and fragmentation, on the other. Getting this balance right is critical to achieving sustainable, high-quality development.
- 10.31 Sub phase 2a is located directly adjacent to areas of PGIA to the northern and southern boundaries along with the more open eastern edge which faces onto the entrance and primary village street as it enters the development from Spratsgate Lane. The parcel of development forms just one sub phase of the overall phase 2 of The Steadings and thus, there is no specific requirement to provide any additional areas of significant green infrastructure and public open space within the red line. Future residents will have direct walkable access to the areas of primary green infrastructure along with other incidental spaces that will be delivered within the sub phase.
- 10.32 The proposals do, however, provide a suitable mix of dwelling sizes with all housing having private gardens of suitable size with larger homes enjoying additional space per plot but not to the detriment of the smaller homes. In addition, planting and landscaping is proposed such as within the focal space and the introduction of street trees where appropriate. Further details have been requested regarding details of revised planting pits, species, focal space and wildflower planting.

Landscaping

Biodiversity Net Gain

- 10.33 The Environment Bill created a new requirement in planning legislation for a 10% biodiversity gain for new developments. The government will use the Defra Biodiversity Metric to measure changes to biodiversity. Members should note that this requirement came into force some time after the determination of the OPP.
- 10.34 Moreover, BDL has agreed that 10% biodiversity gain should be the starting point target for The Steadings as a whole. The Outline Framework creates an opportunity for around 15 ha on the main site to be managed specifically for biodiversity (i.e. 37% of the designated main open green spaces, or 12.5% of

the overall OPP site area). Early application of the Metric to the Development as a whole indicates that the agreed 10% starting point target should be achievable.

10.35 OPP was granted subject to an approved Ecological Mitigation and Management Framework

10.36 (EMMF), which describes how The Steadings will deliver biodiversity net gain (BNG) in accordance with local and national planning policy. CDC and BDL have also agreed a process to deliver a minimum of 10% BNG across The Steadings Development as a whole (including any off-site contributions if required to meet the overall 10% target).

10.37 BDL's stated aims for that process are as follows.

- Deliver a minimum of 10% BNG (in area and linear) across the Development as a whole (and/or provide an off-site contribution of required equivalent to achieve the overall 10%).
- Maximize BNG on each parcel (Sub-Phase) as they come forward and where relevant.
- Have a framework to demonstrate what is expected on each parcel, with certain assumptions.
- Have a simple and efficient control mechanism to deliver the net gain.
- Have an efficient mechanism to monitor net gain throughout the delivery process.

10.38 To demonstrate how its aims could be met, BDL previously commissioned consultants to undertake a Biodiversity Impact Assessment (BIA) of The Steadings Development as a whole, based on the OPP proposals. The BIA sets out a framework for how each Phase/Sub-Phase will contribute towards meeting a minimum of 10% BNG as described above. Not surprisingly, it shows that the level of achievable BNG is likely to vary across Sub-Phases and clearly the areas of PGIA will deliver a significant amount of BNG.

10.39 The BNG monitoring arrangements described above will continue to evolve as the Development progresses and each phase/sub phase will be assessed against the overall BNG requirements. Given that CDC and BDL have already agreed the overall objectives, officers are confident that the monitoring arrangements can continue to be refined to the satisfaction of all concerned.

10.40 The site has been cleared for the start of construction works and there was no evidence protected species. The initial section of the Primary Village Street has

been constructed. Where the site has been cleared and allowed to remain, ruderal vegetation has colonised but there were no priority habitats present at the time of the survey.

- 10.41 In context of the site wide strategy for BNG, the development of sub phase 2a will result in a net loss, but it is also worth noting that sub phase 2a contains no public open space and measures to support species set out within the EMMF are very limited and will be largely dealt with as part of the wider development. Of the 2.5 ha of the site, 1.96 ha will not deliver any post development BNG units. The remaining 0.6 ha of vegetated gardens deliver 1.08 habitat units, leading to an overall loss of 3.89 habitat units in total. As such, 5.47 units off site will be required off site which will require an area of circa 0.7ha to deliver the required gain and which future phases will deliver in accordance with the requirements of the outline permission.

Landscape Strategy

- 10.42 Given the relatively modest size of the sub parcel as part of the overall Steadings development, the proposed scheme relies upon and directly relates to the strategic landscaping being implemented in phases by BDL. This is primarily related to the PGIA which wraps around the northern, eastern and southern edges of the site.
- 10.43 The proposed development will face onto and address the PGIA as well as providing direct pedestrian access to the open space and areas of play that will be provided. In addition, the proposed landscape strategy for sub phase 2a relies upon tree and hedge planting within the street scene, along with other smaller shrubs and herbaceous planting. The larger trees and more robust hedging will be located in the higher order streets.
- 10.44 Planting will also be used to define key pedestrian movement routes and front gardens are proposed for a majority of the new dwellings. A featured focal space is proposed within the north block which could support a feature tree and relevant surface treatment.

Amenity spaces

- 10.45 Two key amenity spaces are proposed within the scheme – a focal space within the northern block and a pedestrian/cycle route through the southern block towards the PGIA. There will be planted verges and tree planting where relevant with a combination of street trees and feature trees throughout the site.

Layout

Block Structure

- 10.46 In general terms, the public edges of the proposed development blocks are defined by frontage development which is very positive in urban design and placemaking terms, providing natural surveillance and enclosure of associated streets and public realm. Similarly, the proposed dwellings will face onto the northern and southern edges of the site, facing onto the PGIA, along with the eastern entrance into the site from the primary village street.
- 10.47 Building setbacks are generally modest providing smaller areas of private/defensible place with private gardens to the rear. This will help reinforce the strong sense of enclosure but will also limit, in some streets, the ability to provide avenue street trees. This tighter enclosure of tertiary residential streets is also in keeping with the local vernacular evident throughout the existing town.
- 10.48 There is a variety of parking solutions within the sub phase, but given the nature of the site and its relationship with this first section of the primary village street (no direct vehicular access from private driveways) and the relative shallowness of the development blocks both to the north and south of the primary street, there is more of a reliance upon courtyard parking to the rear of dwellings. This helps facilitate the provision of terraced development along with reducing a reliance upon on -street parking but also enables secure rear parking and direct access to houses fronting onto the primary street. Officers support this principle, where courtyards are arranged within block interiors, ensuring that car parking will not overly dominate the public realm. Attention must then be provided to the quality for the parking courts along with natural surveillance and safety and security issues.
- 10.49 Officers worked with the applicant team at pre-application stage to help re-design certain aspects of the layout, including the northeastern block, replacing an internal street with rear courtyard parking. This enabled a more positive layout and relationship between dwellings, including a stronger terrace of dwellings on the easter edge, whilst reinforcing the strong enclosure of streets. This accords with the requirements of the SWDC which notes that buildings should address routes and spaces and should address open spaces to provide natural surveillance. Buildings should have a coherent relationship with roads and spaces, and corner plots should be resolved.

- 10.50 Officers remain supportive of the proposed design approach described above and as revised, subject to the ability to provide suitable planting within streets and the parking courts where relevant, combined with a relevant palette of materials and finishes (see below).

Movement and connectivity

- 10.51 The proposed scheme provides a suitable movement framework consistent with the OPP and the SWDC, whereby streets and routes would provide suitable connectivity and permeability between development blocks and where streets connect directly with the primary village street, footways leading to the PGIA and will connect directly to subsequent sub phases of development to the west where appropriate (2b and c).
- 10.52 The proposals include a simple and suitable hierarchy of streets, including tertiary streets, a focal space, a central pedestrian link within the southern block that leads to the southern PGIA. Other footways/cycleways are provided and also the provision of a small number of private drives, primarily to the northern and southern edges of the scheme, where houses will face onto the PGIA.

Highway Safety

- 10.53 GCC have reviewed the resubmission from the applicant and are satisfied that the concerns previously raised in GCC comments (2nd of October, 2025) have been addressed or can be conditioned. GCC insist that technical approval must be given and S38 works are signed before any work is commenced on site, with GCC supervision approved.
- 10.54 The Highway Authority has undertaken an assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.
- 10.55 The Highways Officer has recommended conditions ensure that pedestrian visibility splays are implemented prior to occupation. Combined parking, cycle parking and electric vehicle charging point and residential welcome pack (which provides guidance for sustainable travel options) details are required to ensure the development is sustainable and promotes healthy communities. A condition for a construction management plan will help to ensure safe operation of the development and in the interests of the longevity of street trees and overall

environment further details of the provision of street tree planting has been requested.

Relationship between buildings and private amenity spaces

- 10.56 There is a clear definition between public and private space, with the majority of dwellings enjoying private gardens to the rear. The notable exceptions to this are the proposed flats over garage units and the apartments (marker buildings), although with the latter, there is also associated amenity space at ground floor level.

Appearance

Architectural style

- 10.57 The proposed development would provide a range of buildings from single to three stories in height (the single storey buildings are essentially ancillary structures, such as garages). The tallest of the buildings would be the two marker buildings situated on the eastern edge of the sub phase and forming the entrance to the development as they straddle the primary village street; otherwise, the majority of the proposed dwellings are two storeys in height.
- 10.58 Most of the house type designs exhibit an appropriate vernacular flavour with the use of traditional forms, roof pitches and detailing, including the introduction of chimneys on the majority of the dwellings. Officers have negotiated a number of revisions to the proposed scheme in ensuring that the proposed designs are more in keeping with the requirements of the design codes and the design guide. This has included revisions to various house types (including the omission of house types considered less favourable), such as regularising and revising the proportions and placement of windows and doors, introducing chimneys (as above), removing unsympathetic features, revising external balconies, introducing header and cill details to fronts and rears, simplifying porch details and revising means of enclosure etc.
- 10.59 The proposed apartment buildings have perhaps provided the biggest challenge, and officers have discussed with the applicant team a range of options and iterations for these two important marker buildings within the scheme. The revised proposals are now considered to be acceptable in context of the sub phase as whole.

Materials and finishes

- 10.60 Officers had concerns with some of the materials and finishes originally proposed and the revised proposals have addressed the majority of these issues, confirming for example, the use of natural stone for dwellings fronting the primary village street, the use of reconstituted stone tiles for roofs, roughcast cream render, red brick for relevant ancillary buildings and Fogs, with natural slate roofs, the use of different paving on lower order streets, private drives and focal spaces. The materials proposed now accord with the approach set out within the SWDC and DDC although conditions will still be required in order to manage the appropriate quality and finishes through the delivery and implementation stages of the project.
- 10.61 Additional stone walling has been requested to provide enclosure to the front gardens of a number of plots, for example fronting onto the focal space, and in other parts of the scheme. Additional estate fencing has also been requested to enclose a number of front gardens and alongside the PGIA.
- 10.62 The palette of colours proposed is generally acceptable although officers have raised some concern with the use of a pea green finish for a smaller number of dwellings (mainly to the northern edge of the scheme). As above, conditions can be applied to an approval of the RMA that will enable the Council to suitably manage and control the approved colours and finishes.

Scale

Building heights

- 10.63 Officers are satisfied that the building heights and the three-dimensional envelope of the proposed scheme is consistent with the Outline Framework and the SWDC/DDC.

Types of concern

- 10.64 Officers had concerns about the original proposals for the key marker buildings (the apartments) along with other house types/detailing, including the flats over garages. There have been a number of iterations of alternative designs which have resulted in the latest revised proposals submitted towards the end of November, now being considered by the Committee. The revised proposals are considered acceptable in respect of the form and articulation of the buildings, their relationship with the primary village street and the PGIA, the rhythm and

proportion of window and door openings and their contribution to the street scene.

Building Performance

- 10.65 The current government has continued with plans to radically improve the energy performance of new homes through the introduction of the Future Homes Standard ("the FHS") by 2026. Homes built under the FHS will be zero-carbon ready. Their levels of energy efficiency will enable them to become zero-carbon homes, without any retrofitting, as the electricity grid continues to decarbonize. There will be a consultation on the new standards which are now predicted to be operational by the end of 2026.
- 10.66 The government previously announced in 2021 higher levels of energy efficiency in buildings and low carbon heating (ie heat pumps or low carbon heat networks) by 2025 at the latest. There was also the interim uplift to the Building Regulations which is intended to reduce carbon emissions by 31% relative to the previous regulations from 2013. The NPPF states that "local planning authorities should...when setting any local requirement for a building's sustainability, do so in a way consistent with the Governments zero carbon buildings policy and adopt nationally described standards."
- 10.67 Local plan policy S2 allocates the strategic site for "...a sustainable, high-quality, mixed-used development..." The Chesterton Vision and Objectives (Local Plan Appendix B) elaborate on Policy S2. The Vision describes (among other things) how the development "will promote innovation in residential, commercial and infrastructure design with a view to achieving more sustainable ways of living and a place that is future-proof."
- 10.68 Policy EN1 stipulates that "New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by...addressing climate change..." (among other things). Given the content of Policy S2 and Local Plan Appendix B, officers consider that the Policy EN1 requirement to address climate change is engaged in relation to The Steadings.
- 10.69 Furthermore, CDC is keen to address the climate emergency through the improvement of building performance and encourages applicants to consider LETI standards for space heating demand.
- 10.70 Space heating is the dominant driver of energy consumption in new homes (along with existing stock). It also accounts for the majority of residents energy

costs. Limiting space heating demand is therefore critical to reducing energy demand in new homes.

- 10.71 The Council's Net Zero Carbon Toolkit (2021) recommends limiting space heating demand to 15kWh/m²/yr. It also recommends limiting Energy Use Intensity to 35kWh/m²/yr. These metrics are described as key performance indicators. It should be noted that the Council's Net Zero Carbon Toolkit is not part of the development plan, nor is it a Supplementary Planning Document. As such, it is cited here as an appropriate benchmark of high standards in relation to building performance, but officers have afforded it no weight in terms of decision making through the planning process.

The Outline Framework

- 10.72 The Energy Statement submitted in support of the Master Developer's outline application described how The Steadings will continue to be designed in accordance with the nationally recognized Energy Hierarchy: i.e.
- reducing energy demand in the first instance;
 - using energy more efficiently; and
 - only then, supplying clean renewable energy where appropriate.
- 10.73 The outline planning application described how photovoltaic panels ("PV") and air source heat pumps ("ASHPs") were low-risk technologies, which could be used as part of a 'suite' of effective solutions, subject to detailed design issues. The outline application also reflected undertakings that BDL and the Council gave to the Inspector during the Local Plan examination, explaining that while no on-site energy generation was proposed, the Local Plan Vision and Development Objectives would be achieved through careful consideration of the master plan, high performance building fabric, and low-carbon energy technologies such as PV, and air/ground source heat pumps, etc.
- 10.74 The current application seeks approval of reserved matters, pursuant to the OPP. Thus, the reserved matters should be consistent with the Outline Framework, which includes the site wide Energy Statement.
- 10.75 The applicant has confirmed that their preferred strategy is to adopt a 'be lean, be clean and be green' approach and incorporate all applicable guidance within the local plan relating to carbon reductions and the construction of highly efficient and sustainable buildings which seek to minimise energy demand and CO₂ emissions as well as considering sustainable construction methods. The strategy includes low carbon solutions with the introduction of ASHP's for each

dwelling, combined with relevant building design/insulation, solar orientation/passive solar (PV's) and improved energy efficiency where possible.

- 10.76 The dwellings will be constructed using a fabric first approach to meet and exceed the current building regulation requirements, with insulation, thermal bridging and air leakage/change all improved beyond the minimum regulatory compliance levels. Furthermore, the construction of the dwellings will need to comply with future changes to regulations and building control requirements. All dwellings will have air source heat pumps to provide space heating and to meet hot water demand, In addition, photovoltaic panels will be introduced to the roofs of a number of dwellings too.
- 10.77 The applicant has advised officers that calculations based on a sample range of house types demonstrates that through the energy strategy described, the calculated as designed emissions are reduced by 65.8% over ADL 2021. Furthermore, calculations based on this sample range demonstrates that the space heating demand is below the LETI standard of 15 kWh/m²/Yr, calculated as 8.15 kWh/m²/Yr which exceeds the targets provided in the Councils Net Zero Carbon Toolkit.
- 10.78 The new homes in sub phase 2a will achieve space heating demand of *xxkWh/m²/yr*, and EUI of *between xx and xx kWh/m²/yr*. (to be updated for committee)

Sustainable drainage

- 10.79 In March 2021, CDC approved a site-wide SuDS Delivery Strategy pursuant to OPP condition 15. That Strategy is predicated on a SuDS concept that was developed to support the OPA. It includes the construction of a series of basins and swales within the PGIA.
- 10.80 Those basins and swales will store surface water runoff from the parcels, thus limiting the overall surface water runoff from the Development to the equivalent greenfield runoff rates, with an allowance for climate change. In effect, surface water runoff from the completed Development, including sub phase 2a, will not exceed that from the undeveloped site, and will not increase the risk of flooding beyond the site.
- 10.81 In accordance with Local Plan Policy INF8 and CDC best practice guidance on green and blue infrastructure, the SuDS basins and swales will be multifunctional assets; i.e. preventing surface water runoff, contributing to biodiversity net gain, and enhancing the character and appearance of green public spaces within The Steadings.
- 10.82 There is limited space within sub phase 2a and as, above, no additional provision of significant public open space. As such, the proposed development

will drain into the adjacent Suds system but also provide additional on site attenuation where required.

11. Conclusion

- 11.1 As indicated above, the principle of development is established by the OPP. Implicit in the granting of the OPP is that at least one form of development should be acceptable, in context of the related planning conditions and required design coding.
- 11.2 Significant progress has been made by officers in negotiating a number of improvements to the proposed scheme, including the layout of the development, the form, design and detailing of various buildings, the energy strategy to ensure that there are low carbon heating and energy efficient buildings, consistent with the Outline Framework which described how low risk, low carbon energy technologies could be used, including improved fabric and insulation, air source heat pumps for space heating and the utilisation of photovoltaic panels where appropriate.
- 11.3 Whilst the revised proposed layout is improved in respect of responding more positively to the requirements of the OPF, the SWDC and DDC, there remain a number of issues where a balanced judgement has been made. The requirements of the highway authority related to the potential for future adoption have provided some challenges to achieving the design aspirations as set out within the OPP and the SWDC. There is a risk that tertiary and minor streets will appear 'over engineered' and overly formal whereby they will be very low trafficked streets providing nothing more than local access to private homes.
- 11.4 Furthermore, the revised suite of house types are much improved in respect of a suitable response to the requirements of the OPF and SWDC but the 'devil' will still be in the detail in respect of ensuring that design details are achieved consistently across the sub phase. These include approving suitable window and door materials, finishes, reveals, rainwater goods, eaves details, material for walling, roofing and so on. Whilst the proposals accord with the general palette of materials set out within the SWDC, officers recommend that further conditions are attached to any approval of reserved matters in order to provide suitable controls and management of design quality.
- 11.5 The submitted revised reserved matters details reflect the requirements of the approved OPP and the DDC and are otherwise considered satisfactory and in accordance with the OPP and related documents as well as the policies of the Cotswold Local Plan.

11.6 The case officer therefore recommends conditional approval of this application.

12. Proposed Conditions:

Development in accordance with approved drawings and documents

1. 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, drawing no.1410-GSA-SW-XX-DR-A-1001, Rev. P01

Unit Mix Plan, drawing no.1410-GSA-SW-XX-DR-A-1200, Rev. P07

Tenure Plan, drawing no.1410-GSA-SW-XX-DR-A-1210, Rev. P07

Site Layout Plan, drawing no.1410-GSA-SW-XX-DR-A-1310, Rev. P09

General Arrangement Plan– Sheet 1 of 3, drawing no. 3227-APA-ZZ-XX-LA-L-1002 P09

General Arrangement Plan– Sheet 2 of 3, drawing no. 3227-APA-ZZ-XX-LA-L-1003 P09

General Arrangement Plan– Sheet 3 of 3, drawing no. 3227-APA-ZZ-XX-LA-L-1004 P09

Refuse Strategy Plan, drawing no.1410-GSA-SW-XX-DR-A-1260, Rev. P08

Massing Plan, drawing no.1410-GSA-SW-XX-DR-A-1220, Rev. P06

Roof Plans, drawing no.1410-GSA-SW-XX-DR-A-1320, Rev. P08

Parking Plan, drawing no.1410-GSA-SW-XX-DR-A-1230, Rev. P08. (This plan highlights the EV charging to assist with discharging condition 48)

Detailed Materials Plan, drawing no.1410-GSA-SW-XX-DR-A-1250, Rev. P10

Housing Types– Elevations and Floor Plans

1410 - GSA - HV - ZZ - DR - A - 3101 P06 / HV-3B5P-ELEVATIONS-TYPE 1

1410 GSA BA ZZ DR A 3100 P11 - BA-3S84A / ELEVATIONS-TYPE 1

1410 - GSA - BA - 02 - DR - A - 2102 P12 / BA-3S8A-SECOND FLOOR PLAN

1410 - GSA - BA - 01 - DR - A - 2101 P12 / BA-3S8A-FIRST FLOOR PLAN

1410 - GSA - BA - 00 - DR - A - 2100 P12 / BA-3S8A-GROUND FLOOR PLAN

1410 - GSA - BB - 00 - DR - A - 2109 P11 / BB-3S8A-OPT5-GROUND FLOOR PLAN

1410 - GSA - BB - 01 - DR - A - 2110 P11 / BB-3S8A-OPT5-FIRST FLOOR PLAN

1410 - GSA - BB - 02 - DR - A - 2111 P11 / BB-3S8A-OPT5-SECOND FLOOR PLAN

1410 - GSA - BB - ZZ - DR - A - 3105 P12 / BB-3S8A-ELEVATIONS-TYPE 1-OPTION5

1410 - GSA - HY - ZZ - DR - A - 3101 P08 / HY-4B6P- ELEVATIONS

1410 - GSA - NA - 00 - DR - A - 2100 P05 / NA-2B3P-GROUND FLOOR PLAN

1410 - GSA - NA - ZZ - DR - A - 3101 P08 / NA-2B3P- ELEVATIONS

1410 - GSA - ND - ZZ - DR - A - 3101 P09 / ND-3B5P-ELEVATIONS TYPE 1

1410 - GSA - NG - ZZ - DR - A - 3101 P11 / NG-4B8P- ELEVATIONS TYPE 1

1410 - GSA - BB - ZZ - DR - A - 3105 P12 / BB-3S8A-ELEVATIONS- TYPE 1 - OPTION5

1410 - GSA - BB - ZZ - DR - A - 3105 P12 / BB-3S8A-ELEVATIONS- TYPE 1 - OPTION5

1410 - GSA - FB - ZZ - DR - A - 3100 P05 / FB-2B4P- ELEVATIONS - TYPE 1

1410 - GSA - FE - ZZ - DR - A - 3101 P07 / FE-2B4P- ELEVATIONS- TYPE1

1410 - GSA - GB - ZZ - DR - A - 3101 P06 / DOUBLE GARAGE-TYPE 1- ELEVATIONS & PLANS

1410 - GSA - GB - ZZ - DR - A - 3102 P05 / DOUBLE GARAGE-TYPE 2- PLANS & ELEVATIONS

1410 - GSA - GA - ZZ - DR - A - 3101 P06 / GA SINGLE GARAGE - TYPE 1 PLANS & ELEVATIONS
1410 - GSA - HA - ZZ - DR - A - 3100 P09 / HA-2B3P-ELEVATIONS-TYPE 1&2
1410 - GSA - HA - ZZ - DR - A - 3101 P09 / HA-2B3P-ELEVATIONS-TYPE 3
1410 - GSA - HD - ZZ - DR - A - 3101 P09 / HD-3B5P ELEVATIONS TYPE 1D FLOOR PLAN
1410 - GSA - HD - ZZ - DR - A - 3102 P09 / HD-3B5P ELEVATIONS TYPE 2
1410 - GSA - HP - ZZ - DR - A - 3101 P11 / NEW DETAILS -HP-4B7P-ELEVATIONS - TYPE 1
1410 - GSA - HV - ZZ - DR - A - 3101 P06 / HV-3B5P-ELEVATIONS-TYPE 1
1410 - GSA - NB - ZZ - DR - A - 3101 P09 / NB-2B4P-ELEVATIONS-TYPE1
1410 - GSA - NH - ZZ - DR - A - 3101 P09 / NH-4B7P-ELEVATIONS-TYPE 1
1410 - GSA - NJ - ZZ - DR - A - 3101 P10 / NJ-4B8P- ELEVATIONS - TYPE 1
1410 - GSA - NR - ZZ - DR - A - 3101 P10 / NR-4B6P- ELEVATIONS - TYPE 1
1410 - GSA - NS - ZZ - DR - A - 3101 P08 / NS-4B7P- ELEVATIONS- TYPE 1
1410 - GSA - NT - ZZ - DR - A - 3100 P07 / NT-3B5P- ELEVATIONS- TYPE 1 & 2
1410 - GSA - NT - ZZ - DR - A - 3101 P05 / NT-3B5P- ELEVATIONS- TYPE 3
1410 - GSA - NT - ZZ - DR - A - 3100 P06 / NT-3B5P- ELEVATIONS- TYPE 1 & 2
1410 - GSA - NV - ZZ - DR - A - 3100 P04 / NV-3B5P- ELEVATIONS- TYPE 1 &2
1410 - GSA - NV - ZZ - DR - A - 3101 P05 / NV-3B5P- ELEVATIONS- TYPE 3
1410 - GSA - NW - ZZ - DR - A - 3101 P04 / NW-4B7P- ELEVATIONS - TYPE 1
1410 - GSA - NW - ZZ - DR - A - 3102 P04 / NW-4B7P- ELEVATIONS - TYPE 2
1410 - GSA - BA - 00 - DR - A - 2100 P12 / BA-3S8A-GROUND FLOOR PLAN
1410 - GSA - BB - 00 - DR - A - 2109 P11 / BB-3S8A-OPT5-GROUND FLOOR PLAN
1410 - GSA - FB - 00 - DR - A - 2100 P02 / -FB-2B4P-GROUND FLOOR PLAN
1410 - GSA - FE - 00 - DR - A - 2100 P05 / FE-2B4P-GROUND FLOOR PLAN
1410 - GSA - HA - 00 - DR - A - 2100 P06 / HA-2B3P-GROUND FLOOR PLAN
1410 - GSA - HD - 00 - DR - A - 2100 P06 / HD-3B5P-GROUND FLOOR PLAN
1410 - GSA - HP - 00 - DR - A - 2100 P08 / HP-4B7P-GROUND FLOOR PLAN
1410 - GSA - HV - 00 - DR - A - 2100 P06 / HV-3B5P-GROUND FLOOR PLAN
1410 - GSA - HY - 00 - DR - A - 2100 P07 / HY-4B6P-GROUND FLOOR PLAN
1410 - GSA - NB - 00 - DR - A - 2100 P06 / NB-2B4P-GROUND FLOOR PLAN
1410 - GSA - ND - 00 - DR - A - 2100 P08 / ND-3B5P-GROUND FLOOR PLAN
1410 - GSA - NG - 00 - DR - A - 2100 P08 / NG-4B8P-GROUND FLOOR PLAN
1410 - GSA - NH - 00 - DR - A - 2100 P06 / NH-4B7P-GROUND FLOOR PLAN
1410 - GSA - NH - 00 - DR - A - 2100 P06 / NJ-4B8P-GROUND FLOOR PLAN
1410 - GSA - NR - 00 - DR - A - 2100 P07 / NR-4B6P-GROUND FLOOR PLAN
1410 - GSA - NS - 00 - DR - A - 2100 P08 / NS-4B7P-GROUND FLOOR PLAN
1410 - GSA - NT - 00 - DR - A - 2100 P06 / NT-3B5P-GROUND FLOOR PLAN
1410 - GSA - NU - 00 - DR - A - 2100 P06 / NU-3B5P-GROUND FLOOR PLAN
1410 - GSA - NV - 00 - DR - A - 2100 P04 / NV-3B5P-GROUND FLOOR PLAN
1410 - GSA - NW - 00 - DR - A - 2100 P04 / NW-4B7P-GROUND FLOOR PLAN
1410 - GSA - NW - 00 - DR - A - 2102 P04 / NW-TYPE 2-4B7P-GROUND FLOOR
1410 - GSA - NW - 01 - DR - A - 2103 P04 / NW-TYPE 2-4B7P-FIRST FLOOR PLAN
1410 - GSA - NW - 01 - DR - A - 2101 P04 / NW-4B7P-FIRST FLOOR PLAN
1410 - GSA - NV - 01 - DR - A - 2101 P05 / NV-3B5P-FIRST FLOOR PLAN
1410 - GSA - NU - 01 - DR - A - 2101 P06 / NU-3B5P-FIRST FLOOR PLAN
1410 - GSA - NT - 01 - DR - A - 2101 P06 / NT-3B5P-FIRST FLOOR

1410 - GSA - NS - 02 - DR - A - 2102 P08 / NS-4B7P-SECOND FLOOR
 1410 - GSA - NS - 02 - DR - A - 2101 P08 / NS-4B7P-FIRST FLOOR PLAN
 1410 - GSA - NR - 01 - DR - A - 2101 P08 / NR-4B6P-FIRST FLOOR PLAN
 1410 - GSA - NJ - 01 - DR - A - 2101 P06 / NJ-4B8P-FIRST FLOOR PLAN
 1410 - GSA - NH - 01 - DR - A - 2101 P06 / NH-4B7P-FIRST FLOOR PLAN
 1410 - GSA - NG - 01 - DR - A - 2101 P08 / NG-4B8P-FIRST FLOOR
 1410 - GSA - ND - 01 - DR - A - 2101 P08 / ND-3B5P-FIRST FLOOR PLAN
 1410 - GSA - NB - 01 - DR - A - 2101 P06 / NB-2B4P-FIRST FLOOR PLAN
 1410 - GSA - NA - 01 - DR - A - 2101 P05 / NA-2B3P-FIRST FLOOR PLAN
 1410 - GSA - HY - 01 - DR - A - 2101 P07 / HY-4B6P-FIRST FLOOR
 1410 - GSA - HV - 02 - DR - A - 2102 P05 / HV-3B5P-SECOND FLOOR
 1410 - GSA - HV - 01 - DR - A - 2101P05 / HV-3B5P-FIRST FLOOR PLAN
 1410 - GSA - HP - 01 - DR - A - 2101 P08 / HP-4B7P-FIRST FLOOR PLAN
 1410 - GSA - HD - 01 - DR - A - 2101 P06 / HD-3B5P-FIRST FLOOR PLAN
 1410 - GSA - HA - 01 - DR - A - 2101 P05 / HA-2B3P-FIRST FLOOR
 1410 - GSA - FE - 01 - DR - A - 2101 P05 / FE-2B4P-FIRST FLOOR
 1410 - GSA - FB - 01 - DR - A - 2101 P02 / FB-2B4P-FIRST FLOOR PLAN
 1410 - GSA - BB - 02 - DR - A - 2111 P11 / BB-3S8A-OPT5-SECOND FLOOR PLAN
 1410 - GSA - BB - 01 - DR - A - 2110 P11 / BB-3S8A-OPT5-FIRST FLOOR PLAN
 1410 - GSA - BA - 02 - DR - A - 2102 P12 / BA-3S8A-SECOND FLOOR
 1410 - GSA - BA - 01 - DR - A - 2101 P12 / BA-3S8A-FIRST FLOOR PLAN
 STREET ELEVATIONS / 1410-GSA-ZZ-ZZ-DR-A-3101_P12
 STREET ELEVATIONS 2 / 1410-GSA-ZZ-ZZ-DR-A-3102_P05
 STREET ELEVATIONS 3 / 1410-GSA-ZZ-ZZ-DR-A-3103_P03
 BOUNDARY TREATMENT PLAN / 3227-APA-ZZ-XX-LA-L-1005 P06
 ILLUSTRATIVE LANDSCAPE MASTERPLAN / 3227-APA-ZZ-XX-LA-L-1001 P09
 PLANTING PROPOSAL SHEET 1 OF 3 / 3227-APA-ZZ-XX-PP-L-2001 P09
 PLANTING PROPOSAL SHEET 2 OF 3 / 3227-APA-ZZ-XX-PP-L-2002 P09
 PLANTING PROPOSAL SHEET 3 OF 3 / 3227-APA-ZZ-XX-PP-L-2003 P09
 PLANT SCHEDULE REVISION P08 (26/11/25) / 3227-APA-ZZ-XX-PS-L4201 P08
 Soft Landscape Detail– Tree Pit Between Parking Bays, drawing no.3227-APA ZZ- XX-DT-L-3002, Rev. P01
 Soft Landscape Detail– Tree Pit in Soft, drawing no.3227-APA-ZZ-XX-DT-L-3001, Rev. P01
 Soft Landscape Detail– Typical Front Garden, drawing no.3227-APA-ZZ-XX-DT L- 3005, Rev. P01
 Soft Landscape Detail– Typical Plant Soil Profiles, drawing no.3227-APA-ZZ-XX DT-L-3004, Rev. P01
 Highways Technical Note
 Energy and Sustainability Statement, received 28/11/25.
 PROPOSED DRAINAGE LAYOUT / 24028-BDC-C-XX-XX-EL-0511-P05
 SWEPT PATH ANALYSIS - FIRE TENDER / 24028-BDC-C-XX-XX-EL-0101-P03
 VISIBILITY PLAN / 24028-BDC-C-XX-XX-SK-0006-P02
 PROPOSED LEVELS / 24028-BDC-C-XX-XX-EL-0611-P04
 SWEPT PATH ANALYSIS - REFUSE VEHICLE / 24028-BDC-C-XX-XX-EL-0100-P06
 PROPOSED HIGHWAYS GENERAL ARRANGEMENT / 24028-BDC-C-XX-XX-EL-0011-P04
 SWEPT PATH ANALYSIS - LARGE CAR / 24028-BDC-C-XX-XX-EL-0102-P03

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the NPPF.

Pre-commencement conditions

2. Prior to 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/statement shall include but not be restricted to:

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

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

3. Prior to commencement of the development hereby permitted, a comprehensive scheme for both hard and soft landscape works (the Landscaping Scheme) shall be submitted to and approved in writing by the Local Planning Authority. As a minimum, the Landscaping Scheme shall include the following details:

- locations, sizes and condition of all existing trees and hedgerows on and adjoining the site, which are to be retained;
- proposed planting areas, including tree and plant species, numbers and planting sizes;
- proposed finished levels or contours, including any proposed mounding and basins; proposed walls, retaining structures and association with adjoining areas of open space, including connection to adjacent footways/cycleways;

- other proposed means of enclosure and screening, and measures to prevent car parking on areas of green infrastructure;
- communal cycle parking facilities;
- proposed minor artefacts and structures (e.g. street furniture, refuse and/or other storage units, and signs, etc.);
- existing and proposed functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc.);
- hard surface materials, to be used throughout the proposed development; and
- an Implementation Timetable for the scheme in its entirety.

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2 and Policy EN8, and the provisions of the NPPF.

4. Prior to 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 be 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.

5. Prior to commencement of the development hereby permitted a scheme identifying the location of proposed PV roof panels, including individual dwellings and specific supporting roof slopes, shall be submitted to and approved in writing by the Local Planning Authority. The new rooflights shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflights are located and shall be permanently retained as such thereafter.

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.

Pre-commencement of specific works

Infrastructure

6. Prior to the commencement of construction works within Sub-Phase 2a, details of connections from the green infrastructure footway/cycleway into the Sub-Phase in question shall be submitted to and approved in writing by the local planning authority.

The connections shall be completed in accordance with the details so approved, prior to the first occupation of any new homes within the Sub-Phase in question.

Reason: To ensure that connections from the green infrastructure footway/cycleway into Sub-Phases 2d and 2e are provided in locations that complement the approved residential layouts, in the interests of achieving maximum permeability for pedestrians and cyclists.

7. Prior to the practical completion of pavement construction works, design details of any minor artefacts (e.g. benches, refuse bins, signs, etc.), which are not specified on the approved drawings (i.e. listed under condition 1 above), shall be submitted to and approved in writing by the local planning authority. The minor artefacts shall be provided in accordance with the details so approved, prior to the first occupation of any homes within sub phases 2d and 2e.

Reason: To ensure the development is completed in a manner consistent with Cotswold District Local Plan Policy S2 and the related Vision and Objectives (Appendix B).

Buildings

8. No foundations shall be laid for any of the dwellings hereby approved until a scheme for inspection and verification of the enhanced building performance requirements set out in the approved document has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details for its implementation alongside the Building Regulations approval process, and for formal reporting of specified 'as constructed' information to the Local Planning Authority at RIBA Stage 5 - Construction. Development shall be carried out in accordance with the approved scheme.

Reason: To ensure design standards that facilitate sustainable use of the development in accordance with Cotswold District Local Plan Policy S2 and Policy EN1.

9. Prior to the construction of any external wall/fence of the development hereby approved, samples of the proposed walling and roofing materials shall be submitted to the Local Planning Authority. The samples shall include:

- Roofing slates
- Natural walling stone
- Reconstituted walling stone
- Brick
- Natural dry stone for boundary walling

- Reconstituted stone for sills and heads
- Timber fences
- Railings

Sample panels of walling of at least one metre square in size showing where relevant the proposed stone colour, coursing, bonding, treatment of corners, method of pointing, mix and colour of mortar and render finish shall be erected on the site shall be provided to the Local Planning Authority. The panels shall include:

- Natural stone walling
- Reconstituted stone walling
- Brickwork
- Roughcast render
- Reconstituted stone boundary walling including piers and capping
- Natural dry stone boundary walling including capping
- Timber cladding for the walls of ancillary buildings
- Junctions between the proposed materials, including proposed placement on each corresponding elevation.

10. The development shall be carried out in conformity with details approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panels 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 that will be appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

11. The following items shall not be installed/inserted/constructed in the development hereby approved, until their design and details, including materiality, have been submitted to and approved in writing by the Local Planning Authority.

- Windows
- External doors
- Garage doors
- Sill and head treatments
- Dormers
- Balconies including finish
- Porches and porch canopies including finish

- Ridges, eaves, verges and copings
- Chimneys
- Rooflights
- Rainwater goods
- Internal finish of open undercrofts
- Railings, fencing and gates including finishes
- Bin and cycle stores

Where appropriate 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 exactly 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.

12. No construction work on the primary structures of the dwellings hereby approved shall take place until design details for the installation of air source heat pumps (including any housing) at each dwelling type, along with details of external services, meter boxes, pipework and ducting, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the design details so approved.

Reason: To ensure that in each case the air source heat pump is sited, so far as is practicable, to minimize effects on the external appearance of the building and on the amenity of the area.

Prior to occupation conditions

Energy performance

13. None of the dwellings hereby approved shall be occupied until a scheme for Post Occupancy Evaluation (POE) has been submitted to and approved in writing by the Local Planning Authority. As a minimum, the scheme shall include detailed arrangements for: a) its implementation over the specified evaluation period; b) the formal submission of energy and CO2 calculation outputs for the dwellings immediately prior to handover (at RIBA Stage 6 - Handover and Close Out); c) the provision of metering in the dwellings, to allow the total energy and water consumption of individual dwellings to be reported annually in the first 5 years after handover; d) formally reporting on the annual energy and water consumption for a target of 20% of dwellings via specified means; e) user surveys for a target of 20% of dwellings at appropriate intervals over the evaluation period; and f) the appointment

of an independent POE consultant, who will be responsible for implementation of the approved scheme.

Development shall be carried out in accordance with the approved scheme.

Reason: To evaluate the effectiveness in use of enhanced building performance measures, which are intended to facilitate sustainable use of the development in accordance with Cotswold District Local Plan Policy S2 and Policy EN1.

Highways

14. None of the dwellings hereby approved shall be occupied until a scheme for external lighting of the development has been submitted to and approved in writing by the Local Planning Authority. As a minimum, the scheme shall include lighting design details for all streets and other vehicular routes; all pedestrian and cycle routes; all communal amenity spaces, refuse storage areas, and communal cycle parking facilities; all private footpaths and car parking courts. The scheme shall also include a timetable for implementation and arrangements for future maintenance. External lighting shall be provided and subsequently maintained in accordance with the approved scheme.

Reason: To provide a safe environment, while avoiding any unacceptable impacts on biodiversity, in accordance with Cotswold District Local Plan Policy EN2, Policy EN8 and Policy EN15

15. Prior to occupation, details shall be provided and approved in writing by the Local Planning Authority of Electric Vehicle Charging Points (EVCP) that complies with a technical charging performance specification to be installed at each property hereby approved. The approved EVCP details shall be installed and available for use prior to occupation in accordance with the agreed specification unless replaced or upgraded to an equal or higher specification. Parking and charging points shall be maintained for this purpose thereafter.

Reason: To promote sustainable travel and healthy communities.

16. None of the dwellings hereby approved shall be occupied until sheltered, secure and accessible bicycle parking has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The approved storage area shall be maintained for this purpose thereafter.

Reason: To promote sustainable travel and healthy communities

17. None of the dwellings hereby approved shall be occupied until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the [back of footway / edge of carriageway] shall be provided on both sides of the access. 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 are no severe highway effects as a result of the development hereby approved in accordance with the requirements of the NPPF.

18. The Development hereby approved shall not be occupied until the applicant has submitted to and had approval in writing from the Local Planning Authority a residential welcome pack promoting sustainable forms of access to the development. The pack shall be provided to each resident at the point of the first occupation of the dwelling.

Reason: To reduce vehicle movements and promote sustainable access.

Buildings

19. None of the dwellings hereby approved shall be occupied until details of colour or colours of the windows, external doors and garage doors are submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be permanently retained in the approved colours.

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.

Restriction conditions

Highways

20. Prior to the first occupation of each of the dwellings hereby approved, its means of access to the nearest public highway, and its parking and turning facilities, shall be provided as shown on the approved Site Layout Plan

Reason: To ensure conformity with the approved drawings, and in the interest of highway safety

21. Vehicle and cycle parking shall be provided prior to first occupation of each dwelling in accordance with details to be contained within the approval of any reserved matters permission.

Reason: To promote sustainable travel and healthy communities

Drainage

22. The placement and compaction of fill materials to construct earth structures shall be carried out in accordance with the details set out within the approved Level Changes Strategy Plan and the and cross sections set out within the approved SuDS Detail Sheets 1 and 2.

Reason: To ensure the three-dimensional form of new earth structures is consistent with the intended character and appearance of the Primary Green Infrastructure Areas, as described and illustrated in the approved Green Infrastructure Strategy.

Landscape

23. The approved Landscaping Scheme (as per condition 3) shall be completed in its entirety in accordance with the approved Implementation Timetable, or by the end of the planting season immediately following practical completion of the last dwelling, whichever is the sooner.

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 EN4

24. Any trees, plants or grassed areas shown on the approved planting plans (i.e. listed under condition 1 above) that die, become diseased, are damaged, or removed, within ten years of the actual date of Practical Completion of all hard and soft landscape works, shall be replaced by the end of the following planting season. All replacement trees, plants and/or grassed areas shall be of the same size and species as those lost.

Reason: To ensure that all planting areas become established and thereby achieve the objectives of Cotswold District Local Plan Policy EN1, Policy EN7 and Policy EN8, and the provisions of the NPPF.

25. All trees and other planted areas as approved shall be maintained in accordance with the approved Landscape Management and Maintenance Plan, continuing for a minimum of 10 (ten) years following the date of the relevant Final Certificate (i.e. as defined in the section 106 agreement dated the 3rd of April 2019).

Reason: To ensure that all planting areas become established and thereby achieve the objectives of Cotswold District Local Plan Policy EN1, Policy EN7 and Policy EN8.

Buildings

26. New render shall be of a roughcast type and be of a mix containing sharp sand, stone dust, pea shingle and lime unless an alternative mix is agreed in writing by the

Local Planning Authority. The render shall finish flush with all stone dressings and shall not be belled outwards over the heads of doors, windows or any other opening.

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.

27. The artificial Cotswold stone roofing slates hereby permitted shall be laid to diminishing courses.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed in a manner that is appropriate to the site and its surroundings and is reflective of local building traditions.

28. Notwithstanding the submitted details there shall be no bargeboards or eaves fascias shall be used in the proposed development.

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

29. All window and door frames shall be recessed a minimum of 75mm into the external walls of the building and shall be permanently retained as such thereafter.

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.

INFORMATIVES

Works on the Public Highway

The development hereby approved includes the carrying out of work on the adopted highway. You are advised that before undertaking work on the adopted highway you must enter into a highway agreement under Section 278 of the Highways Act 1980 with the County Council, which would specify the works and the terms and conditions under which they are to be carried out.

Contact the Highway Authority's Legal Agreements Development Management Team at highwaylegalagreements@gloucestershire.gov.uk allowing sufficient time for the preparation and signing of the Agreement. You will be required to pay fees to cover the Council's costs in undertaking the following actions:

- Drafting the Agreement
- A Monitoring Fee
- Approving the highway details
- Inspecting the highway works

Planning permission is not permission to work in the highway. A Highway Agreement under Section 278 of the Highways Act 1980 must be completed, the bond secured and the Highway Authority's technical approval and inspection fees paid before any drawings will be considered and approved.

Traffic Regulation Order (TRO)

You are advised that a Traffic Regulation Order (TRO) may be required. You must submit a plan to scale of an indicative scheme for a TRO, along with timescales for commencement and completion of the development. Please be aware that the statutory TRO process is not straightforward; involving advertisement and consultation of the proposal(s).

You should expect a minimum of six months to elapse between the Highway Authority's TRO Team confirming that it has all the information necessary to enable it to proceed and the TRO being advertised. You will not be permitted to implement the TRO measures until the TRO has been sealed, and we cannot always guarantee the outcome of the process.

We cannot begin the TRO process until the appropriate fee has been received. To arrange for a TRO to be processed contact the Highway Authority's Legal Agreements Development Management Team at highwaylegalagreements@gloucestershire.gov.

The cost of implementing any lining, signing or resurfacing required by the TRO is separate to the TRO fees, which solely cover the administration required to prepare, consult, amend and seal the TRO.

The post planning Section 38 process will establish this need.

Highway to be adopted

The development hereby approved includes the construction of new highway. To be considered for adoption and ongoing maintenance at the public expense it must be constructed to the Highway Authority's standards and terms for the phasing of the development. You are advised that you must enter into a highway agreement under Section 38 of the Highways Act 1980. The development will be bound by Sections 219 to 225 (the Advance Payments Code) of the Highways Act 1980. Contact the Highway Authority's Legal Agreements Development Management Team at highwaylegalagreements@gloucestershire.gov.uk. You will be required to pay fees to cover the Council's costs in undertaking the following actions: • Drafting the Agreement; • Set up costs; • Approving the highway details; and • Inspecting the highway works. You should enter into discussions with statutory undertakers as soon

as possible to co ordinate the laying of services under any new highways to be adopted by the Highway Authority.

Meaning of Pavement Construction Works

Within the conditions above "pavement construction works" means any construction works on footways or cycleways above the formation level

Protection of Visibility Splays

The applicant's attention is drawn to the need to ensure that the provision of the visibility splay(s) required by this consent is safeguarded in any sale of the application site or part(s) thereof

Additional compensatory planting on the main site

The Master Developer has agreed that 10% biodiversity gain should be the starting point target for The Steadings as a whole. The Applicant's team have assessed the revised landscape design using the Biodiversity Metric, which generates area and linear calculations. The Metric indicates that Phase 2a is not capable of delivering biodiversity net gain on site. The Master Developer and the Applicant have therefore agreed that additional compensatory planting will be delivered on the main part of The Steadings site. The Outline Framework creates an opportunity for around 15 ha on the main site to be managed specifically for biodiversity (i.e. 37% of the designated main open green spaces, or 12.5% of the overall outline planning permission site area). This compensatory planting arrangement will be controlled and if necessary enforced using the outline planning permission approval regime (i.e. planning conditions and obligations). The Master Developer has agreed to work with officers in jointly recording and monitoring the arrangements, as development across The Steadings progresses

Section 106 Agreement

The Applicant's attention is drawn to the section 106 agreement between Cotswold District Council and Bathurst Development Limited dated the 3rd of April 2019 (the Agreement).

Community Infrastructure Levy (CIL)

Please note that this development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), as the Strategic Site south of Chesterton is rated £0/m² for residential development