

Reserved Matters pursuant to outline permission 16/00054/OUT relating to approval of scale, layout, appearance and landscaping for 129 dwellings and four ground floor community use spaces with associated roads, parking and landscaping for Phase 2D associated with outline planning permission 16/00054/OUT. Discharge of outline planning permission conditions 16 (SuDS Schemes for each phase/sub-phase), 17 (Conformity and Maintenance with/of SuDS), 18 (SuDS Maintenance and Management Plan), 48 (Electric vehicle charging infrastructure), 49 (Waste Minimisation and Soil Management), 51 (Phased Arboricultural Reports), 56 (Protection of Biodiversity Compliance wit), 58 (Ecological Construction Method Statement), 60 (Lighting Design Strategy), 61 (Landscape, Ecological and Arboricultural), 65 (Hours of operation), 67 (Hours of operation) and 68 (Noise). Discharge of S106 obligation 2.5 of Schedule 1 at Land South West Of Alexander Drive and East of The Maples Cirencester Gloucestershire

Approval of Reserved Matters 26/01237/REM	
Applicant:	Harper Crewe Ltd
Agent:	Savills
Case Officer:	Julian Pye
Ward Member(s):	Ray Brassington
Committee Date:	11 August 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 2D is located in the eastern part of the main site bounded by parcels 2A to C on its eastern side (including the Eastern Gateway into the development), when accessed from the Spratsgate Lane entrance, via the primary village street.
- 3.2 Immediately to the north of this parcel is a Primary Green Infrastructure Area (PGIA) within the site boundary and Alexander Drive and the associated residential area beyond. To the west, outside of the application site and site boundary, is The Cranhams, a Grade II listed building. Further west within the site boundary are development parcels included with the remainder of phase 2 (2F and 2G), and then future development parcels associated with Phase 3 of the scheme, including the proposed new neighbourhood centre. To the south of the parcel is the primary village street and immediately to the east, the rural link.
- 3.3 The site area is approximately 3.82ha forming part of the overall outline planning permission area of approximately 120ha, which was granted planning permission in 2019 (see below). The site is formed as a single parcel of land located to the north of the primary village street, and accessed from the future village space which will be addressed by the southernmost buildings proposed within this 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 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 unless an alternative solution involving outstanding innovative design is proposed. All RMA's will be required to accord with this planning condition and submit a statement of compliance with the respective design codes (pursuant to condition 11 of the OPP).
- 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 now practically complete and the majority of properties are 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 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.
- 4.8 In November 2025, CDC granted reserved matters approval for the next phase of the PGIA associated with sub phases 2D and E (ref 25/02185).
- 4.9 In January 2026, CDC granted reserved matters approval for the next phase of the primary village street into sub phases 2D and E (ref. 25/02186).
- 4.10 In January 2026, CDC granted reserved matters approval for the development of sub-phase 2A comprising 100 dwellings and associated infrastructure (ref: 26/02763).

5. Planning Policies:

National

- National Planning Policy Framework (NPPF) - updated December 2024.
- Planning practice guidance (PPG).

- National Design Guide - October 2019.

Cotswold District Council - Climate and Ecology

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

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:

Pre-application Consultation

- 6.1 The applicant carried out extensive pre-application consultation on the original outline planning application. Thereafter, the local residents and the Town Council have continued to be actively engaged on the project and more recent public consultation for this specific reserved matters application (RMA) followed the principles set for previous phases of development.
- 6.2 Given the extensive consultation process previously undertaken, those registered on the database were notified of an online consultation process. Members of the public were duly advised to make representations directly to the LPA upon registration of the RMA.
- 6.3 A small number of representations were received by the applicant from existing groups and one resident of Tetbury. The comments have been provided by the applicant and can be summarised as follows:
 - The density is too low
 - The three storey element (buildings) are welcomed;
 - Lifts should be provided and two bedroom flats should have terraces

- Should reduce the number of garages
- Insufficient use of dormers
- When will there be cutting edge modern design? There is an opportunity for innovation
- Welcome the inclusion of bus stops within the village square and the emphasis on walking and cycling
- Bus introduction should be included early enough to influence travel behaviour, without this car use will become established.
- A simple local loop could help establish travel patterns
- There may be benefit in providing a local shuttle bus
- Bus stops should be conveniently located.
- Carriageway radii on bends look tight – large vehicles will need to mount kerbs
- Few houses have accommodation in the roof
- The images of the village square look optimistic as it will have traffic running through it
- The size of gardens should be roughly proportionate to the number of bedrooms.
- The three storey apartment looks 'barrack-like'. Projecting gable bays would provide some relief.
- More variation in the design of elevations where houses are in a line would be beneficial.
- Proposals for bin and cycle storage are unclear.
- Will there be landmark trees
- Will solar panels be provided.

Observations of Consultees:

- 6.4 The Council has undertaken a consultation exercise in relation to the submitted application. Summaries of all responses to the consultation on the application are included below and the responses are available in full on CDC's website.
- 6.5 The Officer's Assessment (see section 8 of this report below) reflects a project team approach to the Council's appraisal of the proposed design. It incorporates advice from the following internal consultees:
- Conservation and Design Officers
 - Landscape Officer
 - Tree Officer
 - Biodiversity/Ecology Officer
 - Highways Officer (GCC)

Responses to the first consultation exercise, May 2026

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

6.7 CDC Biodiversity Officer

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

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.

6.8 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.

6.9 CDC Tree Officer

No objections, satisfied that the Arboricultural Method Statement satisfies condition 51 of the outline planning permission. In addition, the proposed tree planting proposals are acceptable.

6.10 CDC Conservation and Design

No objections, but further amendments are required in respect of:

- mix and variation of house types (terracing)
- unit design/detailing (improvements/redesign to various buildings),
- use of materials/palette (clarifications) and boundary treatments (more natural stone)

6.11 CDC Environmental Health

Contamination

No objections to the proposed development.

Air Quality

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

6.12 **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 17 of that permission, although it stresses that the information falls short of supplying a useful SuDS Maintenance and Management Plan. The LLFA has strong concerns about the long term viability of underground storage crates and believes that the maintenance and management plan submitted with this application is written with ticking condition boxes in mind rather than providing the sort of detailed information that anyone responsible for managing underground storage crates may actually find useful over the lifetime of the development. The Sustainable Drainage Scheme and Management Plan needs to include a practical plan for monitoring and maintenance that includes details of record keeping and trigger levels to action any maintenance such as de-silting or more major maintenance.

6.13 **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.

6.14 **Minerals and Waste - GCC**

The submitted information is sufficient to recommend the approval of details for discharging the planning condition(s) relating to waste minimisation. No further action is recommended at this time.

6.15 **Thames Water**

No comments to make.

6.16 Environment Agency

Chose not to comment.

6.17 Historic England

No requirement to comment on the application.

6.18 Ministry of Defence

No objections.

6.19 Highways Officer (Gloucestershire County Council)

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.

No objections to the proposed scheme, but a number of required revisions to the plans to ensure adequate turning and tracking for future vehicles, including refuse and emergency vehicles. 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

6.20 Gloucestershire Constabulary – Designing out Crime Officer

Objection.

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. Some further concerns about the enclosure of parking courts with 1.8m walling which could reduce natural

surveillance, increase the fear of crime and create a place suitable for ball games.

The introduction of alleyways offers no benefit to the design, provides excessive permeability and could encourage future problems and anti-social behaviour. Concerns regarding the proposed parking area to the apartments and linkages to parcel 2E – this could lead to a 'rat run'. Potential issues related to poor lighting and shadows. Other concerns about the application related to the need to adhere to various policies and guidance, including the need to ensure houses are secured by design, with reference to latest 2025 guidance.

6.21 View of Cirencester Town Council

No Objection

However concerns raised regarding 'designing out crime' points raised by Gloucestershire Constabulary and requested that their comments were considered. Requested that Conservation Officer comments were also fully considered.

Concerns that there is minimal landscaping and raised further concerns that the bus arrangement won't meet the Section 106 agreement as the bus service referenced was no longer in service. Welcome that the proposals exceeded building regulations as solar panels and air source heat pumps will be installed on all properties along with electric vehicle charging points. We would like a condition that purchasers are offered the option of battery storage when purchased.

6.22 Siddington Parish Council

No objections but general comments provided. The Parish Council believes that an appropriate construction management plan should be provided, which would ensure construction traffic was not guided through Siddington village.

6.23 Cirencester Civic Society

Chose not to comment.

6.24 Community representations

One letter of support received from a member of public, summarised as follows: Pleased to note the higher density proposed, particularly the buildings fronting onto the village space. The proposed layout works and the affordable housing

is in line with expectations. The materials seem appropriate and the visual representations look comfortable.

Responses to the second consultation exercise, July 2026

6.25 The comments below were received in response to the second focused consultation exercise carried out at the beginning of July 2026. They relate to the revised application proposals as described in this report.

6.26 CDC Conservation and Design

No objection, subject to the following:

- Requirement to condition lintel and cill details, including both dwellings and ancillary structures
- Hipped roof to the rear of apartment block 1 appears unsympathetic and the eaves should be lowered to previous option
- Material plan/specification needs to be revised to remove reference to specific products
- Balance of roof materials needs to be updated/conditioned
- Boundary treatments need to incorporate additional low dry-stone walling.

6.27 CDC Landscape Consultant

No objections and acknowledgement that the revised proposals represent a positive response to previous landscape comments. Further details can be conditioned such as a hard landscape plan, including proposed materials, colours, finishes and boundary details and details of tree pit construction.

6.28 GCC Highways

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 informatives.

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

6.29 **Cotswold District Council Housing Officer**

The Council's Housing Officer has confirmed that they have no objection to the proposals in that the provision will contribute to meeting identified housing demand in Cirencester and the wider area. The officer notes that it is unfortunate that there are only 3 x social rented dwellings, given the disparity between local earnings and housing costs and the preference would have been for a slight reduction in shared ownership 2 bed dwellings and more social rented. However, it is also acknowledged that the affordable housing scheme mix as proposed is in accordance with the S106 agreement attached to the OPP.

6.30 **View of Cirencester Town Council:**

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

7. Applicant's Supporting Information:

- 7.1 The application for reserved matters approval was submitted in May 2026. Documents and drawings, as described by the Applicant's team, were submitted with this application (*for list of documents/drawings, see Item 10. Proposed Conditions, Condition 1*). All of the material is available on CDC's website.
- 7.2 Following further negotiations with the applicant through three pre-application and application stages, the applicant team formally submitted revised application material at the beginning of July 2026. The revised material provided the following revised information:
- a) revisions to the site layout, including revisions to junctions, tracking, parking and streets
 - b) revised house types and detailing
 - c) Revised boundary treatments and landscaping
 - d) Revised material palette/placement
 - e) Revised street scenes/visuals
 - f) Additional revised details eg window headers and cills
- 7.3 The above information was made available to view on the Council's website to inform the consultation exercise.

8. Officer's Assessment:

- 8.1 The case officer's conclusions on each of the key issues are set out in turn below, based upon the original submission as revised with material submitted at the beginning of July 2026, as above.

Scope of this application

- 8.2 As indicated above, this application for reserved matters approval, relates to sub-phase 2D of phase 2 of the overall 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, in context of the approved outline planning permission, outline planning framework and related documents.
- 8.3 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

- 8.4 The Site Wide Design Code (SWDC) was previously approved in 2021 and a detailed design code (DDC) for sub phases 2D and 2E was approved in the Spring of 2025. The SWDC and the DDC should be read in conjunction with the OPP – the Outline Planning Framework. In addition, The Cotswold Design Guide is also applicable to The Steadings being part of the adopted Local Plan.
- 8.5 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 will help meet the needs of the local community, Cirencester, and the District.
- 8.6 The SWDC also describes the intended architectural character for The Steadings, which reflects the Local Plan Framework. The Development is expected to be more contemporary in style, but reflecting the qualities of traditional architecture of the area, including materials, proportions, roof forms and detailing, to ensure local distinctiveness. Buildings should also utilise new technologies and best practice to address the relevant environmental and social concerns of today

- 8.7 The DDC builds upon and is consistent with the SWDC and sets out that “this document is for Parcels 2D and 2E, other parcels in phase 2 will be subject to separate detailed design codes....parcels 2D and 2E comprise between 250 – 280 dwellings”.
- 8.8 Parcels 2D and 2E sit to the west of Parcels 2A, 2B and 2C. To the west of the parcel and outside of the site boundary is The Cranhams, a Grade II listed building. The DDC adds further information to the Site Wide Design Code and sets out design principles relating to the character of the parcels, providing a full library of typologies, car parking arrangements and boundary treatments to which detailed proposals will be expected to refer. Some of the principles are specific to parcels, including public realm spaces and edge conditions, such as the village space and the village street along with the northern and eastern edges.
- 8.9 The DDC provides a detailed Framework Plan and provides a graphical summary of the requirements of the design code, identifying the following key requirements to ensure adherence to the code:
- Block structure;
 - Street types;
 - Streets and other routes;
 - Frontage types;
 - Important pieces of townscape;
 - Green infrastructure areas;
 - Other spaces within the Public Realm; and
 - Existing features to be retained
- 8.10 Townscape features within Parcel 2D include focal buildings forming the northern corner of the village space and framing the primary village street; a north/south secondary street that connects the PGIA/northern edge with the village space; a new greenspace and focal point set within the parcel that provides connectivity with a future play area to west of the parcel boundary and a continuous edge lane that wraps around the northern and western extent of the parcel
- 8.11 A mix of family housing of c.36 dwellings per hectare (net) 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 focal buildings and relationship with the primary village street, key groupings, northern and eastern open space edges whilst contributing to identified housing needs.

The scheme in summary

- 8.12 This application relates to a scheme of 129 dwellings with associated areas of green infrastructure, planting and highway. The scheme comprises a mix of dwelling types, including the requirement for focal buildings at the southern edge, fronting onto the primary village street and village space, dwellings facing onto the PGIA at the northern edge of the site and dwellings fronting onto the rural link along the eastern edge of the site.

The development plan

- 8.13 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

- 8.14 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 conditions 10 and 11.
- 8.15 Design coding is fundamental to the regime described above.

Development context

- 8.16 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.
- 8.17 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

- 8.18 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 Nationally Described Space Standards (NDSS).
- 8.19 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

- 8.20 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.
- 8.21 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.

- 8.22 The revised application proposals include the provision of 40 affordable homes (31%) in accordance with the Outline Planning Framework, comprising 62.5% Affordable and Social Rented Units and 37.5% Shared Ownership Units (as defined in the section 106 agreement). The proposed level of provision is consistent with the approved Phasing Plan as shown in the following table:

Affordable Type	Size	Phasing Plan Mix	Proposed Mix
Affordable Rent	1B2P	24%	25%
	2B4P	21%	20%
	3B6P	9%	10%
Social Rent	4B7P	12%	7.5%
Shared Ownership	2B4P	23%	25%
	3B5P	10%	12.5%

- 8.23 The proposed housing mix for sub phase 2D is set out below:

Type	Market	Affordable			TOTAL
		Affordable Rent	Social Rent	Shared Ownership	
1 bed apartment	3	8			11
2 bed apartment	9				9
1 bed maisonette		2			2
2 bed dwelling	15	8		10	33
3 bed dwelling	25	4		5	34
4 bed dwelling	37		3		40
TOTAL	89	22	3	15	129

Table 1 Proposed dwelling Mix

- 8.24 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). The housing mix broadly aligns with the mix established by the outline application, however, due to the length of development which abuts the PGIA and landscape edge, where there is a requirement for a lower density arrangement, there is a slight skew towards the provision of larger detached dwellings in these parts of the site. The proposed development however continues to provide an appropriate mix of dwellings sizes from 1

bedroom apartments to four bedroom dwellings to provide a varied and a relevant housing mix.

- 8.25 Thus, the main variation in the overall housing mix is the balance between 3 and 4 bed homes ie a reduction in 3 beds and for the reasons above, an increase in 4 bed units.

Source of Mix	Dwelling Type			
	1 bed	2 bed	3 bed	4 bed
Suggested Mix from the SHMA Update	3.8%	25%	47.4%	23.8%
Indicative Mix from the OPA	3%	29%	47%	21%
Proposed Mix for Sub Phase 2D	3%	27%	28%	42%

- 8.26 Given the nature of sub phase 2D, 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 2D.
- 8.27 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.
- 8.28 The applicant has provided the following justification for the variation to the housing mix:
- The housing mix broadly aligns with the mix established as part of the outline application however, due to the length of development which abuts the landscaping where the character is identified as being lower density and due to the requirement for private drives to the edge of the phase there is a skew towards four bedroom dwellings to allow for the more spacious plots needed to accommodate these properties. The proposed development however continues to provide a good mix of dwelling sizes and house types to provide a varied and diverse phase of development. The proposal is therefore considered to accord with the outline planning permission, the aims of the SWDC and DDC and the requirements of the Local Plan Policy H1.*

- 8.29 The approach and the justification are considered reasonable and represent a relatively minor variation in context of the development of The Steadings as a whole. On balance, the proposed housing mix is considered acceptable by officers.

Optimising the Site's Development Potential

- 8.30 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.
- 8.31 Sub phase 2D is located directly adjacent to areas of PGIA to the north and the rural link to the east. 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, although in this case an additional green space has been included. Future residents will have direct walkable access to the new green space within the parcel along with areas of primary green infrastructure adjacent to the site.
- 8.32 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, other planting and landscaping is proposed such as street trees where appropriate.

Landscaping

Biodiversity Net Gain

- 8.33 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.

- 8.34 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.
- 8.35 OPP was granted subject to an approved Ecological Mitigation and Management Framework (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).
- 8.36 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.
- 8.37 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.
- 8.38 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.

- 8.39 The application site comprises a field that was previously arable and was then left fallow, such that ruderal species and grassland have colonised. Archaeological excavations were completed in early 2025, leaving large areas of bare ground. The site is bounded by a line of trees, sections of hedgerow and woodland, all of which are outside of the site boundary.
- 8.40 The applicant has submitted an Ecological Mitigation Strategy as part of the reserved matters submission and to accord with outline planning conditions 56, 58 and 61. Updated ecological surveys have also been undertaken. The Strategy outlines a number of measures that will ensure that any effects upon ecological features present on-site (namely birds, bats, dormouse, badger, great crested newts and reptiles) are avoided/minimised during pre-construction/enabling works, construction phase and post development. Furthermore, the favourable conservation status of the local dormouse and great crested newt populations will be maintained.
- 8.41 In the context of the site wide strategy for BNG, the development of sub phase 2D will result in a net loss of habitat units (-4.06 total net unit change). Although sub-phase 2D includes new public open space, tree and hedge planting, an area of wildflower grassland, an area of amenity grassland and private gardens, measures to support species set out within the EMMF remain limited and will be largely dealt with as part of the wider development.

Landscape Strategy

- 8.42 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.
- 8.43 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 2D provides an additional area of green space and 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.
- 8.44 Planting will also be used to define key pedestrian movement routes and front gardens are proposed for a majority of the new dwellings.

Amenity spaces

- 8.45 One key amenity space is proposed within the scheme – a new green space to the north of the primary village street and the west of the main north/south secondary residential street,. The space will be fronted by new dwellings on either side and will be planted suitably to include new tree planting and associated shrubbery and enclosure.

Layout

Block Structure

- 8.46 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 eastern edges of the site, facing onto the PGIA and the rural link respectively, along with the framing of the village space/primary village street to the south of the parcel.
- 8.47 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 and in keeping with the SWDC.
- 8.48 There is an appropriate variety of parking solutions within the sub-phase, but given the nature of the site and its relationship with the primary village street (no direct vehicular access) and the relative shallowness of the development blocks, there is a reliance upon courtyard parking to the rear of the proposed apartments and community floorspace. This helps facilitate the provision of a strong built form and enclosure of the primary village street. Elsewhere, on plot parking has been provided along with two smaller parking courts, reducing a reliance upon on -street parking but also enabling secure rear parking and direct access to related houses. . Officers support this principle, where smaller 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 of the parking courts along with natural surveillance and safety and security issues.

- 8.49 Officers have worked with the applicant team at pre-application/application stages to help re-design certain aspects and details of the layout, and this has enabled a more positive scheme including the retention of a connected edge lane that wraps around the northern and western edge of the site, a stronger rhythm of buildings onto the secondary street, improvements to the form and appearance of the apartments and the enhancement of corner buildings. . 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.
- 8.50 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

- 8.51 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 the main residential street connects directly with the primary village street to the south. Footways lead to the PGIA and will also enable connection directly to subsequent sub phases of development to the south where appropriate (sub Phase 2E)
- 8.52 The proposals include a simple and suitable hierarchy of streets, including secondary and tertiary streets, an edge lane; private drives and pedestrian links. Other footways/cycleways are provided to ensure a high level of connectivity and permeability for future residents.

Highway Safety

- 8.53 GCC have reviewed the resubmission from the applicant and are satisfied that previous concerns raised 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.
- 8.54 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.

- 8.55 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.

Relationship between buildings and private amenity spaces

- 8.56 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 apartments, although with the latter, there is easy access to proposed amenity space within the parcel and to the PGIA that will be located immediately to the north of the parcel.

Appearance

Architectural style

- 8.57 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 and storage. The tallest buildings would be the two focal buildings situated on the southern edge of the parcel, adjacent to and facing onto the primary village street. otherwise, the majority of the proposed dwellings are two storeys in height.
- 8.58 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 omittance of house types considered less favourable), such as regularising and revising the proportions and placement of windows and doors, removing unsympathetic features, revising external features, introducing header and cill details, simplifying porch details and revising means of enclosure etc.

- 8.59 The proposed apartment buildings have been refined as part of this process and the revised proposals are now considered to be acceptable in context of the sub phase as whole.

Materials and finishes

- 8.60 Officers had concerns with some of the placement of 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, with natural slate roofs, some variety in surface materials including raised tables, lower order streets, private drives and edge lanes. 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.
- 8.61 The applicant has confirmed additional estate rail fencing to properties located along the northernmost edge, in addition to the use of hedging to front gardens. Further details and use of low stone walling where appropriate can be subject to condition.
- 8.62 The palette of colours proposed is generally acceptable. As above, conditions can be applied to an approval of the RMA that will enable the Council to suitably manage and control the approved materials, colours and finishes, including both structures and surfaces.

Scale

Building heights

- 8.63 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.
- 8.64 The revised proposals are considered acceptable in respect of the form and articulation of the buildings, their relationship with the primary village street, the secondary street, the PGIA and the rural link; the rhythm and proportion of window and door openings and their contribution to the street scene as a whole.

Building Performance

- 8.65 The 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.
- 8.66 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."
- 8.67 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."
- 8.68 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.
- 8.69 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.
- 8.70 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.

- 8.71 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

- 8.72 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.
- 8.73 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.
- 8.74 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.
- 8.75 The applicant has confirmed that energy demand will be minimised through a fabric first approach, including the use of low U values, low air permeability and low thermal bridging to reduce heat loss. A fully electric heating strategy will be employed utilising air source heat pumps to serve both space and water heating along with maximising the amount of roof top photovoltaic panels. Their strategy is for this development to exceed the minimum requirements set out in current Building Regulations Part L through energy efficiency, high performing building fabric and low carbon technologies.

- 8.76 All measures will be considered including improved insulation measures, reduced thermal bridging, airtight construction and the use of energy efficient heating and hot water including air source heat pumps (ASHP's) for each dwelling and the use of renewables via photo voltaic panels. The applicant has confirmed that all feasible alternatives will be considered in reducing the development's embodied carbon with the whole life carbon of the project taken into consideration including product sourcing, construction, use and end of life. Furthermore, the construction of the dwellings will need to comply with future changes to regulations and building control requirements.
- 8.77 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 83.94% over ADL 2021. Furthermore, calculations based on this sample range demonstrates that the renewable energy generation on-site is over three times higher the target provided in the Council's Net Zero Carbon Toolkit of 120 kWh/m²fp/yr, at 377.8 kWh/m²fp/yr.

Sustainable drainage

- 8.78 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.
- 8.79 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.
- 8.80 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.
- 8.81 There is limited space within sub phase 2d 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.

Other Matters

- 8.82 Members will note that a number of issues were raised in response to consultation which are not fully addressed by the officers' comments above. These are addressed in turn below:

Designing Out Crime

- 8.83 Issues of layout, density, form and parking have been taken fully into account in the consideration of the proposed development. Whilst concerns about the use of rear parking courts and tertiary streets are fully understood, given the nature of the primary village street in this part of the development, along with the relative shallow block depths, there is a requirement to have a range of parking solutions and to continue to avoid the reliance upon on street parking. The proposed parking courts have been refined as part of this application process and the principle has been to ensure that such spaces are of high quality, directly overlooked, well-lit and connected to ensure that they feel safe and secure for future residents.
- 8.84 The introduction of additional footways and cycleways within the scheme is considered to improve permeability and connectivity and all proposed routes will benefit from natural surveillance and should feel safe and secure.
- 8.85 The approach to form, design and detailing is considered to be in accordance with the OPP, SWDC and DCC but does not preclude any future sub phase interpreting the design requirements in a different way, subject to also meeting the overall requirements and ensuring a consistent and joined approach is achieved across the development as a whole.

9. Conclusion

- 9.1 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.
- 9.2 The proposals have been subject to an extensive and collaborative pre-application and application process via the existing planning performance agreement and 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 proposed energy strategy is 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.

- 9.3 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 small 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.
- 9.4 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 and in certain instances, on both front and rear elevations.. 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.
- 9.5 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.
- 9.6 The case officer therefore recommends conditional approval of this application, subject to the following conditions.

10. Proposed Conditions:

1. Development in accordance with approved drawings and documents

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

Documents

Application form;

CIL Additional Information Form ;
 Planning and Consultation Statement;
 Design and Access Statement;
 Biodiversity Updates;
 Sustainable Drainage Scheme and Maintenance Plan prepared by Healer Surveys
 (required to be submitted as part of the application by condition 16 and 18 of the
 OPP)
 Transport Statement prepared by ttc;
 ▪ Sustainability Strategy prepared by Savills Earth;
 ▪ Statement of Compliance with the EMMF (required to be submitted as part of the
 application by condition 56 of the OPP) prepared by EDP; and,
 ▪ Site Waste Minimisation and Soil Management Report prepared by Healer Surveys
 (required to be submitted as part of the application by condition 49 of the OPP)
 Phased Arboricultural Report (Condition 51) prepared by EDP;
 ▪ Ecological Construction Management Plan and Construction Environment
 Management Plan (Condition 58) prepared by EDP
 ▪ EV Charging Point Plan (Condition 48) prepared by HarperCrewe.
 ▪ Lighting Technical Note from EDP Information to discharge 65, 67 ad 68 by Savills.
 ▪ Site Location Plan (SL-001L);
 ▪ Site Layout Plan (SL-001L);
 ▪ Coloured Site Layout (SL-002L)
 ▪ Parking and EVCP Plan (SL-010)
 ▪ Refuse Strategy Plan (SL-009);
 ▪ Materials Plan (SL-004C)
 ▪ Flat Block 1– Ground Floor Plan (FB.01.p1)
 ▪ Flat Block 1– First Floor Plan (FB.01.p2)
 ▪ Flat Block 1– Second Floor Plan (FB.01.p3)
 ▪ Flat Block 1– Front Elevation (FB.01.e1)
 ▪ Flat Block 1– Side Elevation (FB.01.e2)
 ▪ Flat Block 1– Rear Elevation (FB.01.e3)
 ▪ Flat Block 1– Side Elevation (additional) (FB.01.e4)
 ▪ Flat Block 2– Ground Floor Plan (FB.02.p1)
 ▪ Flat Block 2– First Floor Plan (FB.02.p2)
 ▪ Flat Block 2– Second Floor Plan (FB.02.p3)
 ▪ Flat Block 2– Front Elevation (FB.02.e1)
 ▪ Flat Block 2– Side Elevation (FB.02.e2)
 ▪ Flat Block 2– Rear Elevation (FB.02.e3)
 ▪ Flat Block 2– Side Elevation (additional) (FB.02.e4)
 ▪ Alcester HT– Floor Plans (ALC.p)
 ▪ Alcester HT– Elevations (ALC.e, ALC.e1, ALC.e2, ALC.e3)
 ▪ Ardley HT– Floor Plans (ARD.p)
 ▪ Ardley HT– Elevations (ARD.e)

- Broadway HT– Floor Plans (BRD.p)
- Broadway HT– Elevations (BRD.e, BRD.e1, BRD.e2)
- Chester HT – Floor Plans (CHE.p)
- Chester HT– Elevations (CHE.e, CHE.e1, CHE.e2)
- Chesterton HT– Floor Plans (CTN.p)
- Chesterton HT– Elevations (CTN.e)
- Claverdon HT– Floor Plans (CLV.p)
- Claverdon HT– Elevations (CLV.e, CLV.e1, CLV.e2)
- Halford HT– Floor Plans (HAL.p)
- Halford HT– Elevations (HAL.e, HAL.e1, HAL.e2)
- Honington HT– Floor Plans (HON.p)
- Honington HT– Elevations (HON.e, HON.e1)
- Loxley HT– Floor Plans & Elevations (LOX.pe)
- Oxhill HT– Floor Plans (OHX.p)
- Oxhill HT– Elevations (OHX.e)
- Murray HT – Floor plans (MUR.PE)
- Murray HT – Elevations (MUR.PE)
- Packwood HT–Floor Plans (PKW.p)
- Packwood HT– Elevations (PKW.e, PKW.e1)
- Penwood–Floor Plans & Elevations (PEN.pe)
- Singer HT– Floor Plans (SIN.p)
- Singer HT– Elevations (SIN.e)
- Somerton HT– Floor Plans (SOM.p)
- Somerton HT– Elevations (SOM.e, SOM.e1)
- Woodstock HT– Floor Plans (WDS.p)
- Woodstock HT– Elevations (WDS.e, WDS.e1, WDS.e2)
- Wolston HT– Floor Plans & Elevations (WOL.pe)
- Wotton HT–Floor Plans (WOT.p)
- Wotton HT– Elevations (WOT.e)
- Wroxhall HT– Floor Plans & Elevations (WRO.pe, WRO.pe1)
- Single Garage– Floor Plans & Elevations (SG.pe, SG.pe1)
- Double Garage– Floor Plans & Elevations (DG.pe, DG.pe1)
- Car barn– Floor Plans & Elevations (CB.pe)
- Substation– Floor Plans & Elevations (SB.pe)
- Street Scenes (SS.01, SS.02)
- Visualisations (VIS.01, VIS.02)
- Overview Soft Landscaping Proposals (GL2630 LP 01B)
- Soft Landscape Proposals (GL2630 LP 02B and 03B)
- Topographical Plan (3957-100A)
- Visibility Splays (3957-101B)
- Highway General Arrangement Plan (3957-102B)
- Flood Exceedance Plan (3957-106A)

- Engineering Layout (3957-110B)
- Longitudinal Sections (Sheets 1-3) (3957-111- 1C, 2C, 3C)
- Adoptable Highway Details (3957-112)
- Adoptable Drainage Details (3957-113)
- Manhole Schedule (3957-115A)
- Section 104 Layout (3957-S104B)
- Section 38 Layout (3957-S38B)
- SuDS Layout (3957-SuDS-A)

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

2. Prior to commencement of development above slab level, a comprehensive scheme for hard landscape works (the hard 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:

- 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;
- all other proposed means of enclosure, walling, fencing 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, benches, 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.

3. Prior to any development above slab level full details of all proposed street tree planting, root protection systems, future management and maintenance 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.

4. Prior to commencement of the development above slab level 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 roof panels shall be of a design which, when installed, shall not project forward of the roof slope on which the roof panels 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.

5. No development shall commence above foundation level until a scheme for inspection and verification of the enhanced building performance requirements 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.

6. Prior to the construction above slab level 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.

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.

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

- Windows (all windows shall be constructed of timber, unless otherwise approved by the Local Planning Authority, and shall be permanently retained thereafter).
- External doors
- Garage doors
- Cill and header/lintel treatments
- Dormers
- Balconies including finish
- Porches and porch canopies including finish
- Ridges, eaves, verges and copings
- Chimneys
- Rooflights
- Roof panels
- Rainwater goods
- Internal finish of open undercrofts
- Railings, fencing and gates including finishes
- Bin and cycle stores

- Bird and Bat boxes, including individual location.

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.

8. 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.

9. None of the dwellings hereby approved shall be occupied until all measures and systems related to the energy efficiency and performance of the dwellings have been carried out in full, in accordance with the details set out within the submitted Sustainability Strategy and subject to the requirements of condition 4 of this decision notice.

Reason: To ensure the effectiveness in the 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

10. 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

11. Prior to occupation, the approved Electric Vehicle Charging Point 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.

12. 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.

13. 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

14. 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.

15. 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.

16. The approved soft Landscaping Scheme shall be completed in its entirety by the end of the planting season immediately following practical completion of the last dwelling,

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.

17. Any trees, plants or grassed areas shown on the approved planting plans 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.

18. 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.

19. 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

20. 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.

21. Notwithstanding the submitted details there shall be no bargeboards or eaves fascias 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.

22. 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.

23. The use of the community floorspace as hereby approved shall not operate outside of the following hours:

0800 – 2230 Monday to Saturday

0800 – 2000 Sundays and Public Holidays

Reason: To protect the amenity of the adjacent and nearby residential properties from excessive noise and disturbance.

INFORMATIVES

Highway to be adopted

1. 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

2. 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

3. 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

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

Protection of Visibility Splays

5. 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

6. 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 2D 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

7. 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)

8. 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

Landscaping

9. We would advise that a load-bearing soil-cell system is used for tree-pit construction where trees are located within or between areas of hard landscaping, particularly parking spaces. This would provide sufficient uncompacted soil volume to support healthy root development while accommodating the structural requirements of the surrounding surfacing.