

APPLICATION NO: 25/00650/OUT		OFFICER: Mrs Lucy White
DATE REGISTERED: 30th May 2025		DATE OF EXPIRY: 29th August 2025/Agreed Extension of Time until 24 th November 2025
WARD: Battledown		PARISH: Charlton Kings
APPLICANT:	Waddeton Park Ltd.	
AGENT:	Mr Henry Clegg	
LOCATION:	Land On The South Side Of Glenfall Way Charlton Kings	
PROPOSAL:	Outline application for the erection of 4 no. self-/custom-build dwellings (Class C3). Access to be determined in detail. All other matters reserved.	

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Following publication of the main Committee report and the Update report circulated on Monday 16th November, officers have re-drafted the schedule of suggested conditions, which is included below. The amended and additional conditions align with the recommendations of the Council's Ecologist. The applicant has confirmed their agreement to the terms of all pre-commencement conditions. There is no change to the previous list of Informatives.

- 1.2. A representation from the Council for the Protection of Rural England (CPRE) was received on 19th November 2025, and attached to this report. The CPRE raises an objection to the proposed development.

- 1.3. Members will recall the updated comments from the Parish Council, including their request to extend the proposed footpath link further south-east. Following the Member's site visit on Tuesday 17th November, the applicant has explored other options to achieve this, so that the footpath would connect as close as possible to the kissing gate on the adjacent public right of way (ZCK24). This would reduce the need for pedestrians to use a section of the public right of way accessed by commercial vehicles.

- 1.4. The applicant has explained that having assessed the topography of the site and ground conditions in the south east corner of the site, there is a steep bank between the site and the point at which the existing public right of way meets the kissing gate. Ground conditions here are also wet or waterlogged. A footpath connection at the Parish Council's suggested point would be therefore be undesirable and/or probably unachievable.

- 1.5. Instead, the applicant is proposing a connection point further up the public right of way, 15 metres north of the kissing gate, where level access is achievable. The attached photograph shows the location, circled red. This point of access would result in pedestrians having to walk only a short section of the public right of way (circa 15 metres) before the footpath enters open fields.
- 1.6. The land in question, although outside of the red line application site area, is within the applicant's ownership and control. Accordingly a revised site location plan has been formally submitted, with a blue line added to identify the adjoining land owned by the applicant.
- 1.7. The mechanism for securing the detail and implementation of this revised footpath connection would be via a planning condition; included in the schedule below. The provision, maintenance and retention of the proposed footpath and recreational open space elements in perpetuity, would be secured by s106 obligations.

2. CONDITIONS

- 1 Details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place (including demolition works) and the development shall be carried out as approved.

Reason: To accord with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The outline planning permission hereby granted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To accord with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 Application(s) for approval of the reserved matters must be made not later than the expiration of three years from the date of this decision.

Reason: To accord with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 4 The planning permission hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 5 The details to be submitted as part of the reserved matters for design, access, layout and landscaping shall be in substantial accordance with the design and layout principles of the Parameter Plans (ref. Drawing No. 24.25.002.PL.019A) and the Illustrative Masterplans and Site Layout Plans (ref. Drawing Nos 24.25.002.PL.005C, DLA.2316.L01.S01 and DLA.2316.L02.S01).

The details to be submitted as part of the reserved matters for the architectural design and layout of the proposed dwellings shall be in general accordance with the indicative proposed elevations and indicative floor plan drawings, received on 29th May 2025, as amended by drawings received on 14th October 2025.

Reason: In the interests of the conservation and protection of the landscape qualities of the Cotswold National Landscape, the character and appearance of the locality in general, the amenities of neighbouring land users and to ensure the development accords with the required principles and standards of urban design, having regard to adopted policies D1 and SL1 of the Cheltenham Plan (2020), adopted policies SD4, SD7, SD7 and SD14 of the Joint Core Strategy (2017) and sections and 12 of the NPPF (2024).

- 6 The development shall be carried out in accordance with the approved Plot Passports/Design Code (reference Drawing No. 24.25.002.PL.020).

Reason: In the interests of the protection and conservation of the Cotswold National Landscape and character and appearance of the area, having regard to adopted policies D1 and L1 of the Cheltenham Plan and adopted policies SD4 and SD7 of the Joint Core Strategy (2017).

- 7 The development hereby permitted shall provide no more than 4 dwellings.

Reason: To limit the terms of the permission in the interests of the protection of the landscape qualities of the Cotswold National Landscape and the character and appearance of the locality in general; having regard to the objectives of adopted policies D1 and SL1 of the Cheltenham Plan (2020), adopted policies SD4, SD6, SD7 and SD14 of the Joint Core Strategy (2017) and section 12 of the NPPF (2024).

- 8 The reserved matters required to be submitted and approved under Condition 1 shall include:

1. details of the design, form and architectural features of the dwellings
2. details of external facing or roofing materials (including physical samples of materials where requested and garage door materials/finishes)
3. details of windows and external doors (including garage doors)
4. details (to include elevation drawings) of the position, design, materials and type of boundary walls, fences and any other means of boundary enclosure
5. details of cycle storage facilities for each dwelling
6. details of refuse and recycling storage for each dwelling
7. details of any solar PV panels (location, design/specification)

The development shall be carried out in complete accordance with the details approved.

Reason: In the interests of the protection and character of the Cotswold National Landscape, the character and appearance of the locality in general and sustainable transport and waste management; having regard to adopted policy D1 of the Cheltenham Plan (2020), adopted policies INF1, SD4, SD6 and SD7 of the Joint Core

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Strategy (2017), policy W36 of the Gloucestershire Waste Local Plan and sections 9 and 12, of the NPPF (2024).

- 9 The details to be submitted for approval as part of the Reserved Matters application(s) pursuant to condition 1, shall include an updated Energy and Sustainability Statement. The statement shall demonstrate an improvement on the energy efficiency of the scheme over and above the Building Regulations in place at the time of the Reserved Matters application(s) submission and shall include (but shall not be restricted to) the following information:
- a. details of the methods used to calculate predicted annual energy demand and associated carbon emissions;
 - b. measures to reduce impact on climate change (including consideration of heat proofing, construction techniques, building fabric, solar gain, natural lighting, shading, orientation, water retention, flood mitigation and landscaping).
 - c. details of non-fossil fuel/renewable heating solutions
 - d. details of solar PV panels

The development shall be carried out in accordance with the details approved.

Reason: In the interests of reducing carbon emissions, having regard to adopted policies adopted policy SD3 of the Joint Core Strategy (2017) and guidance set out in Cheltenham Climate Change SPD (2022).

- 10 Prior to the commencement of development, a surface water drainage scheme, which shall incorporate Sustainable Drainage System (SUDS) principles and appropriate flood risk management, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme for implementation of the works; and proposals for maintenance and management. The development shall be carried out in accordance with the approved surface water drainage scheme.

Reason: To ensure sustainable drainage of the development, having regard to adopted policy INF2 of the Joint Core Strategy (2017). Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

- 11 Prior to the commencement of development, full details for the treatment, routing and disposal of foul water (including pollution control and monitoring measures) for the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

Reason: To ensure suitable foul drainage of the development, having regard to adopted policy INF2 of the Joint Core Strategy (2017). Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

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

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding, having regard to adopted policy INF2 of the Joint Core Strategy (2017).

- 13 Prior to the commencement of development and as part of the Reserved Matters application(s) submitted pursuant to condition 1, plans showing (i) the existing and proposed ground levels of the site and existing ground levels of adjacent land, (ii) details of the slab levels of the proposed buildings and (iii) ridge heights of the proposed buildings and ridge heights of existing buildings on land adjacent to the site (including dwellings located opposite the site on Glenfall Way), shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented strictly in accordance with the agreed details.

Reason: To ensure a satisfactory relationship between the proposed development and adjacent buildings and land, having regard to adopted policies D1 and SL1 of the Cheltenham Plan (2020) and adopted policies SD4 and SD14 of the Joint Core Strategy (2017). Approval is required upfront to allow the impact of the development to be accurately assessed.

- 14 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority and development shall be halted on that part of the site affected by the unexpected contamination. An investigation and risk assessment must then be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11 and a remediation scheme, where necessary, also submitted. Following completion of measures identified in the approved remediation scheme, a verification report shall be submitted to and approved in writing by the Local Planning Authority before development can recommence on the part of the site identified as having unexpected contamination.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with adopted policy SD14 of the Joint Core Strategy (2017).

- 15 As part of the first Reserved Matters application(s) submitted pursuant to condition 1 and prior to the commencement of development, details of an additional point of connection to Public Right of Way ZCK24 (over and above the point of connection shown in drawing no. 24.25.002.PL.005 C) within the blue line area shown on drawing no. 24.25.002.PL.001A, shall be submitted to and agreed in writing by the local planning authority. The footpath connection shall be implemented in accordance with the approved details and thereafter made accessible to the public and maintained in good condition in perpetuity.

Reason: To ensure that the new footpath link is provided in an appropriate manner, having regard to adopted policies SL1 and D1 of the Cheltenham Plan, adopted policies SD4, SF14 and INF6 of the Joint Core Strategy (2017) and section 12 of the NPPF (2024).

- 16 The proposed recreational/open space, including the permissive footpath, shall be implemented in accordance with the approved reserved matters details pursuant to Condition 1. The new footpath and open spaces of the development shall be made available for public use prior to first occupation of any dwelling hereby approved.

Reason: To ensure that the recreational facilities are provided in a timely manner, having regard to adopted policies SL1 and D1 of the Cheltenham Plan, adopted policies SD4, SF14 and INF6 of the Joint Core Strategy (2017) and section 12 of the NPPF (2024).

17 No dwelling shall be occupied until:

- (i) the carriageway(s) providing access from the public highway (Glenfall Way) to that dwelling has been completed to at least binder course level and the footway(s) to surface course level and in accordance with the approved plans; and
- (ii) the car/vehicle parking area, visitor parking and turning space associated with that dwelling (including garages and car ports where proposed) have been completed in accordance with the approved plans.

The access, parking (including garages) and turning areas shall thereafter be kept free of obstruction and available for the access, parking and turning of vehicles associated with the development.

Reason: To ensure that safe and suitable access is provided and maintained in the interests of highway safety, having regard to adopted policy INF1 of the Joint Core Strategy (2017), and Section 9 of the National Planning Policy Framework (2024).

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

Reason: To ensure a safe and suitable access to the development is provided and maintained in the interests of highway safety, having regard to adopted policy INF1 of the Joint Core Strategy (2017) and section 9 of the NPPF (2024).

19 All proposed dwellings shall be provided with at least one electric vehicle charging point. The electric vehicle charging points shall be installed prior to the first occupation of the dwelling to which it relates and shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging points shall be of the same specification or a higher specification in terms of charging performance.

Reason: In the interests of sustainable development and the reduction of carbon emissions, having regard to Section 9 of the NPPF (2024) and the Council's Climate Change SPD (adopted 2022).

20 Prior to the commencement of development, a Construction Traffic Environmental Management Plan (CTEMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved CTEMP shall be adhered to throughout the site preparation, demolition and construction periods unless the Local Planning Authority gives prior written permission for any variation. The plans/statements shall include but shall not be restricted to:

- Parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Advisory routes for construction traffic;
- Types, size and numbers of construction related vehicles anticipated daily including arrangements to receive abnormal loads or unusually large vehicles;
- Any temporary access into 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;

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- Measures for the control of noise, dust and other air borne pollutants during works of demolition and construction;
- Wheel washing facilities;
- Arrangements for turning vehicles;
- Measures for the control of site lighting (required for safe working or for security purposes);
- Arrangements to receive abnormal loads or unusually large vehicles; and
- Methods of communicating the CTEMP to staff, visitors and neighbouring residents and businesses.

No construction works and/or ancillary operations which are audible at the site boundary shall be carried out on site outside the following hours:

Monday to Friday - 8am to 6pm

Saturday - 8am to 1pm

There shall be no working on Sundays or Public or Bank Holidays. Deliveries to, and removal of plant, equipment, machinery and waste from, the site shall only take place within the permitted hours detailed above.

Reason: In the interests of highway safety and to safeguard the amenity of occupiers of neighbouring properties, having regard to adopted policy SL1 of the Cheltenham Plan and adopted policies SD14 and INF1 of the Joint Core Strategy (2017). Approval is required upfront because without proper mitigation the works could have an unacceptable highway impact during construction.

- 21 No piling activities shall be carried out at this site until a full pile method statement has been submitted to and approved in writing by the Local Planning Authority. The method statement must assess and include full details of the noise and vibration impact from the piling operations on the nearest residential property, dates and times of piling and details of monitoring measures. All piling activities shall be carried out in accordance with the approved details.

Reason: To safeguard the amenity of adjacent properties and the general locality, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

- 22 All works shall be carried out in full accordance with the recommendations contained within the Preliminary Ecological Appraisal and Ecological Impact assessment (Collins Environmental Consultancy Ltd, Nov 2024) and Confidential Appendix IV (Collins Environmental Consultancy Ltd, May 2024).

Prior to the commencement of development, an updated badger survey, carried out by a suitably qualified ecological consultant, and a copy of the Natural England Badger Licence, shall be submitted to and approved in writing by the local planning authority.

The development shall be carried out in accordance with any approved mitigation and enhancement measures and/or licensing requirements following the updated surveys.

Reason: To safeguard important ecological species and to ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area during the construction and operational phases of the development, having regard to adopted policy SD9 of the Joint Core Strategy (2017).

- 23 Prior to the commencement of the development hereby approved, an Ecological Mitigation & Enhancement Strategy (EMES) shall be submitted to and approved in writing by the local planning authority. The EMES shall include details of permanent bat rooting feature(s), hedgehog homes and nesting opportunities for birds, including swift

terraces. The location, specification, height and orientation of these features shall be shown on a site plan.

The approved details shall be implemented prior to the occupation of any of the dwelling houses hereby permitted, and thereafter retained and maintained for the lifetime of the development.

Any modifications to the approved EMES, for example as a result of requirements of a protected species license, must be submitted to and agreed in writing by the Local Planning Authority and prior to the implementation of any modifications.

The EMES shall include, but not limited to, the following details:

- i. Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- ii. Materials and construction to ensure long lifespan of the feature/measure;
- iii. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken; and
- iv. When the features or measures will be installed within the construction, occupation, or phase of the development.

Reason: To safeguard important ecological species and to ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area during the construction and operational phases of the development, having regard to adopted policy SD9 of the Joint Core Strategy (2017).

- 24 No development shall take place (including ground works and vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the local planning authority. The CEMP-B should be kept in the site office for reference for site workers. The CEMP-B shall include, but not necessarily be limited to, the following:

- i. Risk assessment of potentially damaging construction activities;
- ii. Identification of 'biodiversity protection zones';
- iii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- iv. A precautionary working method statement for the following species: bats, amphibians, reptiles, nesting birds, and hedgehog;
- v. A detailed mitigation strategy for badgers, informed by up-to-date monitoring surveys of the sett;
- vi. The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- vii. Details of any external lighting required during construction phase;
- viii. The times during construction when specialist ecologists need to be present on site to oversee works;
- ix. Responsible persons and lines of communication;
- x. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s);
- xi. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period; and
- xii. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEMP-B shall be fully implemented and adhered to throughout the construction period, in strict accordance with the approved details.

Reason: To safeguard important ecological species and to ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area during the construction and operational phases of the development, having regard to adopted policy SD9 of the Joint Core Strategy (2017).

25 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan, has been submitted to, and approved in writing by, the local planning authority. The HMMP shall include:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

Notice in writing shall be given to the Council when the:

- (f) [HMMP] has been implemented; and
- (g) habitat creation and enhancement works as set out in the [HMMP] have been completed.

No part of the development shall be occupied until:

- (h) the habitat creation and enhancement works set out in the approved [HMMP] have been completed; and
- (i) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

The created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP].

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved [HMMP].

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

26 The first Reserved Matters application(s) submitted pursuant to condition 1 shall include full details of a hard and soft landscaping and a boundary treatment scheme for the proposed development. The scheme shall include (but shall not be limited to) the following:

1. A written specification of all tree, shrub, hedgerow and other planting categories; describing the location, species, sizes, spacing, densities, planting numbers and tree pit details;
2. Details of all retained trees, hedgerow and other ecological features;
3. Details of hard surfacing materials;
4. Details of the phasing of implementation of all proposed hard and soft landscaping;
5. Details of any proposed aquatic planting for any SuDS features proposed;
6. Details of hard and soft boundary treatments (including details of materials and elevation drawings where relevant and details of residential plot boundary treatment);
7. Details of biodiversity net gain (BNG), in accordance with Defra's Biodiversity Metric 4.0 and the submitted Biodiversity Gain Plan;

8. A detailed Landscape and Tree Management and Maintenance Scheme (LTMMS) (for the short, medium and long term - 5, 10 and 30 years), based on the principles set out in the approved Biodiversity Gain Plan and Biodiversity Habitat Management and Monitoring Methodology.

All hard and soft landscaping and boundary treatments shall be implemented and maintained in accordance with the details approved in writing by the local planning authority (including the approved Biodiversity Gain Plan), and in accordance with a timetable to be agreed with the local planning authority. Any trees, hedgerows or other plants which, within a period of 10 years from the date that they were planted, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season (October to March) with others of the same size or species unless otherwise first agreed in writing by the local planning authority. Any pruning works shall be carried out in accordance with BS 3998:2010 (or any standard that reproduces or replaces this standard).

Reason: In the interests of the character and appearance of the area, having regard to adopted policies D1, G12 and G13 of the Cheltenham Plan (2020), and adopted policies SD4 and INF3 of the Joint Core Strategy (2017).

27 Prior to the installation of external lighting for the development hereby approved, a lighting design strategy shall be submitted to and approved in writing by the local planning authority. The details shall demonstrate that lighting will not cause excessive light pollution or disturb or prevent bat species using key corridors, forage habitat features or accessing roost sites. The strategy shall include but, not be limited to, the following:

- a. the position, height and type of all external lighting (including any security lighting and other lighting fixed externally to buildings);
- b. the intensity of lighting and spread of light as a lux contour plan (including horizontal and vertical components) and how this responds to the landscape setting;
- c. lighting calculations and assessment and measures to minimise light spill/pollution;
- d. identify the areas/features on site that are particularly sensitive for nocturnal species;
- e. show how and where external lighting will be installed (including the type of lighting), so that it can be clearly demonstrated that areas to be lit will not disturb or prevent nocturnal species using their habitats or wildlife corridors;
- f. methods to control lighting (e.g. timer operation, passive infrared sensor (PIR));
- g. the periods of day and night (throughout the year) when such lighting will be used and controlled for construction and operational needs.

The lux contour plan shall show lux levels at frequent intervals (lux levels at 0, 0.2, 0.5, 1, 1.5, 2, 3, 4, 5 lux and higher are particularly useful) and extend outwards to additional levels (above the pre-existing background light level) of zero lux. The lux contour levels shall be superimposed on a site plan which includes all land that is affected by raised light levels (including potentially land outside the red line planning application area) and shall reflect the use of any proposed mitigation, e.g. visors.

The development hereby approved shall be implemented and maintained in accordance with the approved details for the lifetime of the development.

Reason: To safeguard the amenities of neighbouring land users and the character of the area; having regard to adopted policies D1 and SL1 of the Cheltenham Plan (2020) and adopted policies SD4, SD7 and SD14 of the Joint Core Strategy (2017). To safeguard important ecological species and to ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area during the construction and operational phases of the development; having regard to

adopted policy SD9 of the Joint Core Strategy (2017) and the requirements of the 1981 Wildlife & Countryside Act (as amended).

- 28 Prior to the commencement of development, details of the type/model, location and predicted noise levels of any proposed air source heat pumps (ASHPs), ground source heat pumps (GSHPs) or any alternative proposed non fossil fuel heating system, shall be submitted to and approved in writing by the local Planning authority. The ASHPs/GSHPs or alternative proposed non fossil fuel heating system shall be installed prior to first occupation of each dwelling hereby approved and in accordance with the details approved. The ASHPs/GSHPs/alternative proposed non fossil fuel heating system shall be retained as such thereafter unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of future occupiers and neighbouring properties and to reduce carbon emissions, having regard to adopted policies D1 and SL1 of the Cheltenham Plan (2020), adopted policies SD3, SD4 and SD14 of the Joint Core Strategy (2017) and guidance set out in Cheltenham Climate Change SPD.

- 29 No building hereby permitted shall be connected to mains gas supplies for the purposes of hot water or space heating.

Reason: To ensure that the development contributes towards the mitigation of Climate Change, having regard to Strategic Objective 6, policies SD3 and INF5 of the Joint Core Strategy (2017) and the guidance set out in Cheltenham Climate SPD (adopted 2022).

- 30 Prior to the commencement of development (including site clearance works), and included as part of the first Reserved Matters application(s) pursuant to Condition 1, a Tree Protection Plan (TPP) to BS5837:2012 (or any standard that reproduces or replaces this standard) shall be submitted to and approved in writing by the Local Planning Authority. The TPP shall include the methods of tree and/or hedge protection, the position and specifications for the erection of tree protective fencing, and a programme for its implementation. The works shall not be carried out unless in accordance with the approved details, and the protective measures specified within the TPP shall remain in place until the completion of the construction process.

Reason: To safeguard the existing tree(s) in the interests of visual amenity, having regard to adopted policies GI2 and GI3 of the Cheltenham Plan (2020). Approval is required upfront to ensure that important trees are not permanently damaged or lost.

- 31 Prior to the commencement of development (including site clearance works), and included as part of the first Reserved Matters application(s) pursuant to condition 1, full details of the proposed tree and hedgerow works (both on and off-site), no-dig method for works within the tree Root Protection Area(s), and footpath construction and hard surfacing materials within the Root Protection Area(s) of retained trees/shrubs, shall be submitted to and approved in writing by the local planning authority. The details shall be submitted in the form of an Arboricultural Method Statement. The development shall be implemented strictly in accordance with the approved details.

All paths, parking areas and other forms of hard landscaping that fall within the tree Root Protection Area(s) shall be constructed using a no-dig method.

Reason: To safeguard the existing tree(s) in the interests of visual amenity, having regard to adopted policies GI2 and GI3 of the Cheltenham Plan (2020). Approval is required upfront to ensure that important trees are not permanently damaged or lost.

- 32 Unless otherwise agreed in writing by the local planning authority, all clearance of hedgerow vegetation shall be carried out outside the bird breeding season (i.e. outside March to August inclusive).

Clearance of the grassland area within the application site needs to adopt a precautionary approach to minimise the risk of any reptiles being harmed, particularly during the summer active period for reptiles (i.e. April to September inclusive). Any trenches left open overnight shall be covered or have a ramp installed within the trench (at no more than 45° angle), as an escape route for any animals which fall in. Trenches shall be checked before backfilling, materials stored on pallets, and waste materials in skips and not on the ground.

Reason: To safeguard important ecological species and to ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area during the construction and operational phases of the development, having regard to adopted policy SD9 of the Joint Core Strategy (2017).

- 33 Notwithstanding The Town and Country Planning (Use Classes) Order 1987 and The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting those orders with or without modification), the development shall not be used other than for the construction of self-/custom build dwellings as defined under the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) and shall not be used for any other purpose without express planning permission.

Reason: To ensure there are enough serviced plots of land to meet the demand for self-build and custom housebuilding in the Borough, having regard to the self-build register and the provisions of the Joint Core Strategy (2017).

- 34 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting that order with or without modification), no extensions, garages, sheds, outbuildings, walls, fences or other built structures of any kind (other than those forming part of the development hereby permitted) shall be erected without express planning permission.

Reason: Any further extension or alteration requires further consideration to safeguard the amenities of the area, having regard to adopted policies D1 and SL1 of the Cheltenham Plan (2020) and adopted policies SD4, SD6, SD7 and SD14 of the Joint Core Strategy (2017).

Application Reference 25/00650/OUT

Outline application for the erection of 4 no. self-/custom-build dwellings (Class C3). Access to be determined in detail. All other matters reserved.

Land On The South Side Of Glenfall Way Charlton Kings Cheltenham Gloucestershire

CPRE Gloucestershire (CPREG) objects strongly to the proposed development on the following grounds.

Landscape

The site of the proposed development is located in the Cotswold National Landscape to which the greatest degree of protection is afforded by national guidance and local policy.

We consider the proposed development is contrary to policy and guidance at all levels:

- NPPF section 15, in particular paragraphs 187 and 189
- JCS Policy SD7: the proposed development would have adverse effects on all the characteristics of the (then) AONB referred to in this policy, which also refers to the Cotswold AONB Management Plan.
- Cheltenham Plan – Section 8 on covering the Cotswold AONB contains no policies, which merely emphasises the importance of higher tier guidance and policy. The text at paragraphs 8.3 and 8.4 is particularly important in drawing attention respectively to the qualities of the (then) AONB in the Borough and the way in which any development proposals will be assessed.

In addition, it is contrary to the recently adopted Cotswold National Landscape Management Plan.

Use of Land

The site area is given on the application form as 1.42 ha. This is equivalent to less than 3 dwellings per hectare. This constitutes the profligate use of land rather than the efficient use encouraged by NPPF at paragraph 130c. Indeed the applicant's Planning Statement (PS) acknowledges this issue at paragraphs 4.53 and 4.54.

Housing Land Supply

The applicant notes in the section of the PS beginning at paragraph 4.74 that the Borough does not have a five year supply of land for housing, although it is acknowledged that the situation has improved. Our understanding is that it is the existence of a shortfall that matters, not its extent. Even so, we consider that the remedy for a shortfall is the timely adoption and review of the development plan, not the piecemeal release of small sites whose cumulative impact (and in this case individual impact) would be damaging, especially when set against the very limited contribution four dwellings would make to alleviating the shortfall.

Planning Balance

We consider that the applicant is plainly wrong at paragraph 6.1 of the PS in stating that *“that the proposal is in broad conformity with the adopted Development Plan and supported by the relevant material considerations”*. In our view the proposal is neither of these things: it is contrary to policy and unsupported by relevant material considerations.

Conclusion

We conclude that the adverse effects of the proposed development substantially outweigh any benefits, and that the application should be refused.

We therefore respectfully request that the Planning Committee not accept the officer recommendation, and refuse the application.

David Crofts MRTPI (Rtd)

Member of Board of Trustees, CPRE Gloucestershire

19 November 2025



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