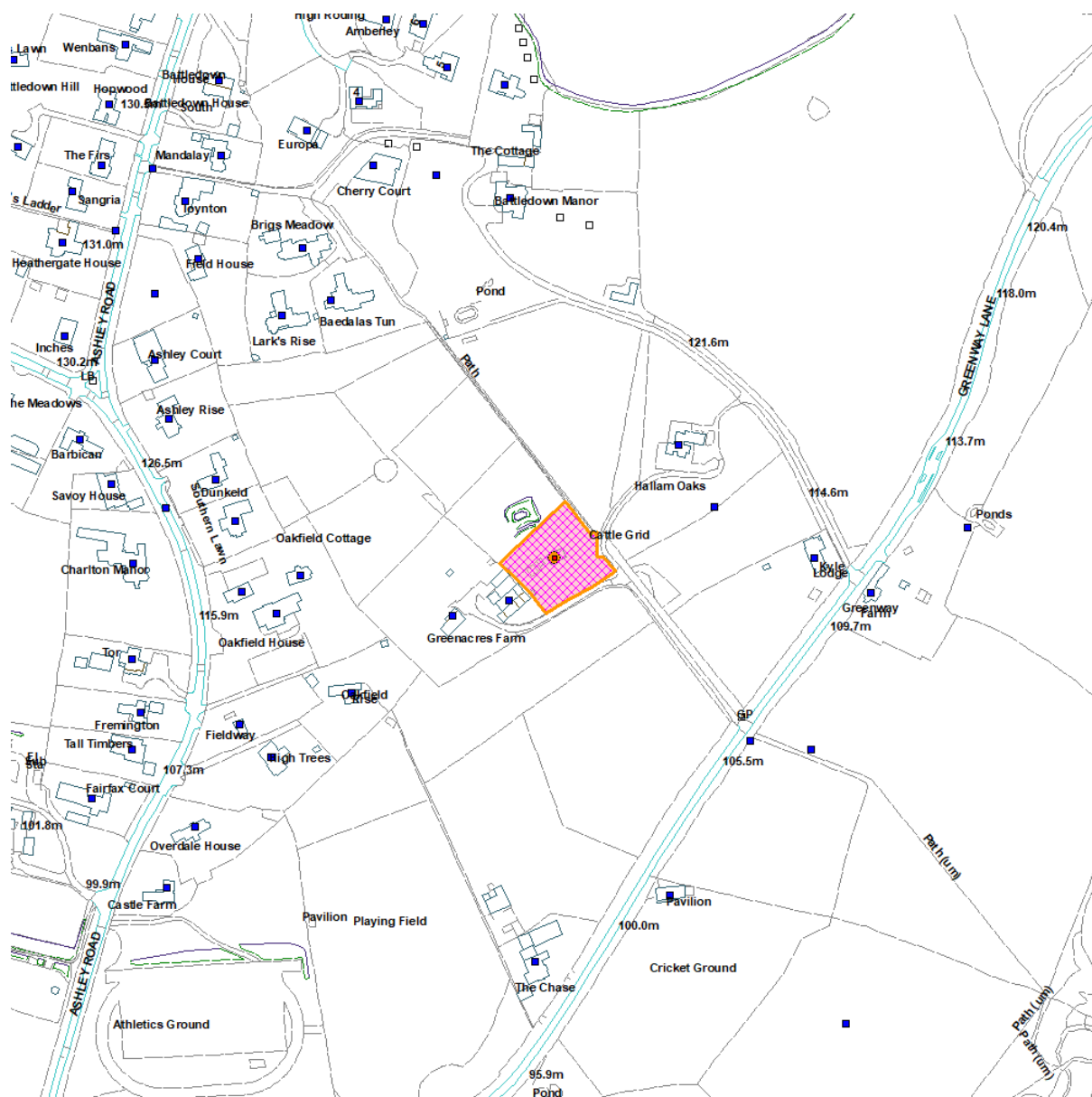


APPLICATION NO: 20/00154/FUL		OFFICER: Mr Ben Hawkes	
DATE REGISTERED: 29th January 2020		DATE OF EXPIRY: 25th March 2020	
DATE VALIDATED: 29th January 2020		DATE OF SITE VISIT:	
WARD: Battledown		PARISH: Charlton Kings	
APPLICANT:	Newbay Consulting Ltd		
AGENT:	SF Planning Limited		
LOCATION:	Oakfield House Stables, Oakfield House, Greenway Lane		
PROPOSAL:	Erection of a single self-build dwelling following the demolition of existing stables (revised scheme)		

RECOMMENDATION: Permit



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site relates to an area of land associated with Oakfield House on Greenway Lane, the land currently accommodates two single storey storage/stable buildings. The application site is located outside of the Principle Urban Area (PUA) and is within the Cotswolds Area of Outstanding Natural Beauty (AONB).
- 1.2 The applicant is seeking planning permission for the erection of a self-build dwelling following the demolition of the existing stables. This application is a revised scheme to an application recently refused at planning committee, previous application number 19/012252/FUL.
- 1.3 The application is at planning committee at the request of Councillor McCloskey as the previous application on this site was decided at planning committee.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Area of Outstanding Natural Beauty
Airport safeguarding over 15m
Residents Associations

Relevant Planning History:

19/01252/FUL 23rd October 2019 REF

Erection of a single self-build dwelling following the demolition of existing stables.

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 5 Delivering a sufficient supply of homes
Section 11 Making effective use of land
Section 12 Achieving well-designed places
Section 15 Conserving and enhancing the natural environment
Section 16 Conserving and enhancing the historic environment

Saved Local Plan Policies

CP 2 Sequential approach to location of development
CP 4 Safe and sustainable living
CP 7 Design
GE 5 Protection and replacement of trees
GE 6 Trees and development

Adopted Joint Core Strategy Policies

SP1 The Need for New Development
SP2 Distribution of New Development
SD3 Sustainable Design and Construction
SD4 Design Requirements
SD6 Landscape
SD7 The Cotswolds Area of Outstanding Natural Beauty
SD8 Historic Environment
SD9 Biodiversity and Geodiversity

SD10 Residential Development
SD11 Housing Mix and Standards
SD14 Health and Environmental Quality
INF1 Transport Network

Supplementary Planning Guidance/Documents

Development on garden land and infill sites in Cheltenham (2009)
Cotswold AONB Management Plan

4. CONSULTATIONS

Campaign To Protect Rural England

7th February 2020

This is a revised proposal to build a dwelling on this site following 19/01252/FUL which was refused by the Borough Planning Committee. CPRE made no response to this earlier application only because it was not aware of it.

CPRE objects to the application which seeks to replace derelict farm buildings (which it is misleading to refer to as stables) with a sizeable residential dwelling for the following reasons.

- The site lies in the Cotswolds AONB. The proposals conflict with the NPPF which, at paragraph 172, says "Great weight should be given to conserving and enhancing landscape and scenic beauty in ... Areas of Outstanding Natural Beauty". Likewise, Policy SD7 of the Joint Core Strategy states: "All development proposals in or within the setting of the Cotswolds AONB will be required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. Proposals will be required to be consistent with the policies set out in the Cotswolds AONB Management Plan."
- The site lies outside the Principal Urban Area of Cheltenham in an area which is essentially rural in character. The site was formerly part of nearby Greenacre Farm and is separated both from Battledown and from other parts of Charlton Kings by open fields. It is not connected to any other development and so cannot be regarded as urban brownfield land.
- The site lies in an area of highly sensitive and valued landscape. A Landscape Character, Sensitivity and Capacity Assessment of the Cotswolds AONB within the Cheltenham Borough Administrative Area was commissioned by Cheltenham Borough Council and reported in April 2015. This site falls within Landscape Character Area 10.11, 'Greenway Wooded Farmed Slopes'. This area was assessed to have a Medium-High visual sensitivity, High landscape sensitivity and High Landscape Value, indicating that its landscape capacity for development is Low.
- There is a well-used public right of way adjacent to the application site. Any development therefore would have a damaging effect on views from the footpath, as well as from further afield.
- The box-like design of the proposed dwelling, while not quite as intrusive as the previous design, remains significantly out of keeping with its environment. The dwelling still occupies a very large footprint and while the green roof is commendable it will do nothing to ameliorate its appearance when viewed from ground level.
- The area where the site lies is part of the rural fringe of Cheltenham which acts as a natural barrier to the town. This is an area which has been robustly defended from development in the past. There is already an application for a new house adjacent to nearby Kyle Lodge (19/02449/FUL). And the submission shows that the applicant already owns the open fields between the application site and Battledown

are in the same ownership. If approved, therefore, the proposed development would be a catalyst for further applications to develop the surrounding area which lies within the Cotswolds AONB.

- CPRE urges the Borough Council to refuse this application. Should the Planning Officers recommend approval, we request that the application be referred to the Council Planning Committee for a decision.

Cheltenham Civic Society

2nd March 2020

OBJECT

The Civic Society Planning Forum objects strongly to this proposed development within the AONB, which would adversely affect the AONB and would be contrary to the AONB Management Plan, the NPFF, JCS and Local Plan. The Forum endorses the comments by CPRE and the Cotswold Conservation Board.

Our reasons for objection are exactly the same as those given by the Council for rejecting the previous scheme on this site. The forum is concerned that the previous application enjoyed the support of local authority officers, despite the AONB location and contrary to the local authority's own planning policies regarding the AONB. Therefore, we ask that the decision on this application be made by the council's planning committee.

Gloucestershire Centre For Environmental Records

5th February 2020

Biodiversity report available to view.

Cotswold Conservation Board

13th February 2020

The Board does not normally comment on planning applications for single dwellings. However, we are concerned about the ongoing (sub)urbanisation of the Cotswolds AONB around the east side of Battledown Hill, along Greenway Lane and its environs.

The Board does not have capacity to provide a full consultation response. However, we would like to bring to your attention the following points and ask you to give these great weight in your planning decisions:

- o Cheltenham Borough Council's landscape assessment of the Cotswolds AONB within Cheltenham Borough, which identifies both these locations as high landscape character sensitivity, high visual sensitivity, high overall landscape sensitivity, high landscape value, major overall landscape constraint and low overall landscape capacity. (Landscape Character, Sensitivity and Capacity Assessment of Cotswolds AONB within the Cheltenham Borough Administrative Area).
- o The Cotswolds AONB Landscape Strategy & Guidelines, which identifies Landscape Character Type 2 (Escarpment), in which these sites are located, as being very sensitive to change.
- o Housing need within the Cotswolds AONB:

- Policy CE12 of the Cotswolds AONB Management Plan, which states that development in the Cotswolds AONB should be based on robust evidence of local need arising from within the AONB ... Priority should be given to the provision of affordable housing

- the Government's Planning Practice Guidance states that AONBs should not normally be considered suitable areas for accommodation unmet needs from adjoining (undesigned) areas (i.e. the part of Cheltenham Borough outside the AONB).

o The aspirations of Cheltenham Borough Council for the Battledown Road area at the time of the AONB boundary review (see attached document).

GCC Highways Planning Liaison Officer

14th February 2020

No objection (subject to conditions)

No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- 24 hour emergency contact number;
- Hours of operation;
- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Routes for construction traffic;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud being carried onto the highway;
- Measures to protect vulnerable road users (cyclists and pedestrians)
- Any necessary temporary traffic management measures;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

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

Required

Tree Officer

12th February 2020

In principal the Trees Section does not object to this application pending submission of further information. Please could a Tree Protection Plan be submitted and agreed before determination. Also on the landscaping plan (drawing no. 19097.102) the key lists 7 Betula pendula to be planted but on the plan 8 new trees are labelled as Betula pendula, please could the number of trees to be planted be clarified.

Building Control
30th January 2020

The application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

Parish Council
11th February 2020

No objection

Architects Panel
11th March 2020

Design Concept

The panel recognised that this building design was an improvement on the previously refused design in that it was now a single storey dwelling and therefore had less impact on its surroundings and the AONB.

Whilst there were many features of the design that were attractive, the panel had difficulty understanding the site layout and in particular the two dry stone spine walls that are prominent features of the house design but bear no relationship to the garden or the special landscape features of the site. The panel felt the building plan looked like it was dropped into the middle of the site in a somewhat haphazard way resulting in uncomfortable external spaces.

The front elevation, which is the most important public view of the

building, is composed of low key relative banal outbuildings which the panel felt was inappropriate in this setting.

Design Detail

The detailing of the building and choice of materials was generally liked and the panel concluded that if the layout could be resolved to provide a more attractive frontage and quality landscaped spaces around the house, it could support an amended design of similar scale with fully worked out details.

Recommendation

Submit amended design layout.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	19
Total comments received	7
Number of objections	7
Number of supporting	0
General comment	0

- 5.1 19 letters were sent to neighbouring properties or to people who had commented on the previous application. In addition, whilst not a statutory requirement a site notice was also displayed.
- 5.2 A total of 7 letters of objection have been received, the concerns raised have been summarised but are not limited to the following:

- Principle of a new dwelling in this location
- Impact on AONB
- Scale

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 This application is a revised submission, which seeks to overcome the previous refusal reason given by planning committee which related to the impact of the proposal on the AONB. The previous application number 19/01252/FUL previously set out all the considerations of the application which relate to the principle of a new dwelling, design, impact on neighbouring amenity, impact on the AONB, impact on existing trees, highways safety and impact on protected wildlife.

6.3 Previous application

6.4 The previous application was refused at planning committee in October 2019, the refusal reason given at committee was as follows:

‘The local planning authority must give great weight to the conservation of the landscape and scenic beauty of Areas of Outstanding Natural Beauty (AONB) pursuant to paragraph 172 of the National Planning Policy Framework. The proposed development is for a large detached dwelling situated outside of the Principle Urban Area (PUA), wholly within the AONB and adjacent to a public right of way.

By virtue of the scale, mass and form of the proposed new dwelling, the development would not conserve nor enhance the Cotswold AONB and would lead to both adverse landscape and visual change in the local area, including negative impacts on the Public Right of Way (PROW) to the immediate east of the site and would alter the existing rural character of the site and surroundings. The development would therefore be contrary to the NPPF (para 172), Joint Core Strategy policy SD7, the Cotswold AONB Management Plan 2018-23 and the relevant saved policies of the Local Plan.’

6.5 This application has therefore been submitted by the applicant in order to address the above refusal reason, the officer comments below relate to this new application.

6.6 The site and its context

6.7 The application site is an area of land which is associated with Oakfield House on Greenway Lane, the site currently comprises of two relatively dilapidated storage/stable buildings and is located outside of the PUA and wholly within the AONB.

6.8 Directly adjacent to the application site is the neighbouring site occupied by ‘Greenacres Farm’, but generally the immediate locality is open land with dispersed settlements which are generally large detached buildings sat within generous plot sizes.

6.9 Principle

6.10 Whilst this is a new proposal, there have been no significant changes in policy or local context since the previous application was determined that would result in officers reaching a different conclusion regarding the principle of a new dwelling on this site.

- 6.11 The application is being considered at a time where Cheltenham cannot demonstrate a 5 year housing land supply. The application site is located outside of Cheltenham's PUA, the proposal to erect a new dwelling on this site would therefore be contrary to JCS policy SD10. However, as Cheltenham cannot currently demonstrate a 5 year housing land supply, paragraph 11 of the NPPF becomes relevant.
- 6.12 Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development. In this instance, as Cheltenham cannot currently demonstrate a 5 year housing land supply, paragraph 11 d) of the NPPF is applicable, this reads:

'Where there are no relevant development plans, or the policies which are most important for determining the application are out of date, permission should be granted unless:

- i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'

In this instance the application site is wholly within the AONB; therefore whilst the councils current position of being unable to demonstrate a 5 year housing land supply is relevant and is a material consideration of the application the tilted balance is not applied and it does not automatically assume a presumption in favour of development, which could be the case if the site was not designated. The main test as to whether the principle of a dwelling on this site is acceptable is whether it would result in any unacceptable harm on the AONB and surrounding landscape character, this is discussed later in the report.

6.13 Impact on the AONB

- 6.14 The local authority has received a representation from the Cotswolds conservation board, whilst the comment received is not detailed and does not give specific considerations of the application it does highlight concerns and identifies key points that need to be taken into account given the sensitivity of the site.
- 6.15 This revised application sees a significant reduction in the size, scale and mass of the proposed new dwelling; this has been achieved by the removal of the first floor accommodation resulting in the proposal of a single storey flat roof dwelling, there is also a reduction in overall footprint. Furthermore, the position of the dwelling in the plot has been amended; the dwelling now sits further away from the adjacent public right of way.
- 6.16 The previous application was reviewed by an independent landscape architect, who provided a detailed analysis and report of their findings. As only a short period of time has passed since the original application was determined and no obvious changes have taken place in the local context of the site, officers have used the original landscape architects comments in the consideration of this new application.
- 6.17 The landscape architects original response concluded that 'The proposal would lead to both adverse landscape and visual change in the local area and would be contrary to policy SD7 of the JCS'. As before, officers understood that the identified harm specifically related to the scale and massing of the building and in particular the impact of the two storey elements on the public right of way. Previous discussions with the landscape architect concluded that a reduction in scale and the submission of a landscaping plan could reduce the level of harm/impact.
- 6.18 As mentioned in point 6.15 above, the proposal is now for a single storey flat roof dwelling which is significantly smaller than the dwelling previously considered. In addition, the

dwelling has been moved further west and would be further away from the public right of way. Officers consider that the proposed new dwelling in terms of its reduced size, scale and overall massing, as well as its new position in the plot significantly reduces its built form and therefore reduces harm to the character of the area, surrounding AONB and its impact on the adjacent public right of way.

6.19 The development would replace two existing derelict and deteriorating structures which currently have a negative impact on the landscape character, the removal of these is therefore considered as being an enhancement to the site and to the landscape character.

6.20 A landscape and visual impact assessment, produced by MHP, chartered landscape architects has been submitted as part of this revised application and sets out how this revised proposal has been developed in order to address the comments and refusal reason given by planning committee. The summary and conclusion of this document provides the following analysis:

‘The development proposals assessed are limited in scale, contained to a single storey in height and replace existing built form. The development proposals incorporate inherent mitigation measures to soften the potential effects of replacement built form on the edge of settlement location such as limiting the height of the dwelling to a single storey, keeping an appropriate distance between the dwelling and the footpath and incorporating a green roof. The development would be in keeping with the established localised clustered settlement pattern and introduce landscape features which reflect the desirable characteristics of the area. The development will remove site elements in poor condition that presently detract from the valued local landscape. Whilst the development would result in some loss of openness, this would be limited and contained within the context of existing built form present on site the site and enclosure by landform and surrounding vegetation and built form.’

6.21 Officers consider that the design, scale and form of this proposal has been developed having taken on board the landscape architects previous response, officer comments and discussions/refusal reason given at planning committee and has been developed in a way so as to limit the impact on the AONB and landscape character. This revised scheme is not considered by officers to result in unacceptable harm to the AONB or Landscape character.

6.22 **Design and layout**

6.23 The proposed new dwelling sits centrally within the plot and is considered to be of an appropriate footprint and scale for the size of the site, this would also reflect the general character and pattern of development in the locality.

6.24 The proposal includes the introduction of a ‘green roof’, which is considered to be acceptable in principle, however as suggested by the landscape architect details of the type of green roof should be submitted for consideration prior to its installation.

6.25 The overall design of the proposed new dwelling is clearly contemporary; officers feel that careful consideration has been given to the form, design and use of materials and the proposal results in a building that is of an acceptable design for this location. A condition requiring material samples/details to be submitted has been suggested.

6.26 **Impact on neighbouring amenity**

6.27 As mentioned above, this application seeks consent for a wholly single storey dwelling, due to the size of the plot, the position of the dwelling within the plot and its relationship

with neighbouring land users, the proposal is not considered to result in any unacceptable impact on neighbouring amenity in terms of a loss of light or loss of privacy.

6.28 The reduction of the proposed dwelling to a single storey from that of a two storey dwelling would also reduce the presence of a new dwelling in this site and would not result in any overbearing impact on any neighbouring land users.

6.29 As before, a condition has been suggested that prohibits the installation of external lighting as this could be considered to have a greater impact on the area during evening hours.

6.30 Due consideration has been given to the letters of objection received, although concerns are raised they do not specifically relate to impact on neighbouring amenity.

6.31 It is not considered in this instance that the proposal will result in any unacceptable loss of light, loss of privacy or overbearing impact on any neighbouring residential land user and is therefore considered to be compliant with local plan policy CP4 and JCS policy SD14.

6.32 Access and highway issues

6.33 Gloucestershire Highways have reviewed the revised submission; no objection has been raised however a condition relating to a construction management plan has been added. The proposed dwelling is not considered to result in any highway safety implications and is considered to be acceptable on access, parking and highway safety grounds.

6.34 Impact on protected species

6.35 As with the previous application, records identify that important species have been sighted near the application site in the past and in particular bats recorded in 2017, the sighting was recorded as 215 metres from the site. In addition badgers have been recorded in 2017, 245m from the site. In light of this, an Ecological assessment was previously requested and provided.

6.36 The previous ecological assessment concluded that there was an 'occasional pipistrelle night roost used by a small number of individual bats located in the existing stable building.' The impact to local populations within the report is considered to be 'negligible'. Officers accept that there is an occasional night roost in one of the buildings but are confident that suitable mitigation measures can be provided to ensure that any bats are appropriately protected. A condition requiring suitable mitigation measure details to be submitted prior to any works starting has therefore been suggested.

6.37 It is important to note that all bat species, their breeding sites and resting places are protected by law as they are European Protected Species.

6.38 With regard to badgers, the GCER report acknowledges the presence of Badgers in the local area, however there is no information or evidence to suggest that there are any setts on the application site.

6.39 Trees

6.40 The council's tree officer has reviewed the application and raises no objection to the proposed development. However, the officer has requested that a tree protection plan is submitted, this has been suggested as a condition.

6.41 Other considerations

6.42 Officers acknowledge the comments received by the Architects Panel, however these have been received relatively late in the process and after the main considerations of the

application have taken place. Having said that, officers understand the comments and concerns that have been made, however as already mentioned, officers consider the proposed design, form and layout of the proposed development to be acceptable and do not consider that further revisions would be necessary in order to achieve support of the scheme.

7. CONCLUSION AND RECOMMENDATION

- 7.1 Officers fully appreciate the sensitive location of this site and fully acknowledge the concerns that have been raised by local residents and comments provided in the various consultation responses.
- 7.2 Having fully considered the revised plans, the councils previous landscape architects comments and the content within the applicants landscape impact assessment, it is clear that this revised application has been developed in order to address the previous refusal reason and it is the view of officers that the proposed dwelling is of an acceptable scale form and design for this plot and has been designed so as to have minimal impact on the surrounding AONB and landscape character.
- 7.3 On balance, given that officers consider there to be no unacceptable harm to the AONB and the design, scale and form of the new dwelling to be appropriate, as well as being acceptable in terms of impact on neighbouring amenity, impact on trees and appropriate landscaping, any identified harm is not considered to significantly or demonstrably outweigh the benefits, when assed against the relevant policies/framework, therefore officer recommendation is to permit the application, subject to the conditions set out below;

8. CONDITIONS / INFORMATIVES

- 1 The planning permission hereby granted shall be begun not later than the expiration of three years from the date of this decision.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The 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.
- 3 Prior to the commencement of development (including demolition and site clearance), 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 saved policies GE5 and GE6 of the Cheltenham Borough Local Plan (2006).

Approval is required upfront to ensure that important trees are not permanently damaged or lost.

- 4 All landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to first occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority.

Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size which shall be first agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to saved policies CP7, GE5 and GE6 of the Cheltenham Borough Local Plan (2006), and adopted policies SD4 and INF3 of the Joint Core Strategy (2017).

- 5 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 be a self-build dwelling 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).

- 6 Prior to installation, details of the green roof shall be submitted to and approved in writing by the local planning authority. The details shall include the type and final established character of the proposed green roof.

Reason: In the interests of the character and appearance of the area, having regard to saved policies CP7, GE5 and GE6 of the Cheltenham Borough Local Plan (2006), and adopted policies SD4 and INF3 of the Joint Core Strategy (2017).

- 7 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 saved policies CP4 and CP7 of the Cheltenham Borough Local Plan (2006) and adopted policies SD4, SD7 and SD14 of the Joint Core Strategy (2017).

- 8 No external facing or roofing materials shall be applied unless in accordance with:

- a) a written specification of the materials; and/or
- b) physical sample(s) of the materials.

The details of which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to saved policy CP7 of the Cheltenham Borough Local Plan (2006) and adopted policy SD4 of the Joint Core Strategy (2017).

- 9 No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- 24 hour emergency contact number;
- Hours of operation;
- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Routes for construction traffic;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud being carried onto the highway;
- Measures to protect vulnerable road users (cyclists and pedestrians)
- Any necessary temporary traffic management measures;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

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

- 10 The vehicular accesses shall be constructed in accordance with the submitted plan drawing no. PL005 with any gates hung so as to open into the application site and shall be maintained thereafter.

Reason: - To reduce potential highway safety impact by ensuring that a safe and suitable access is laid out and constructed that minimises the conflict between pedestrians, cyclists and vehicles in accordance with paragraph 108 and 110 of the National Planning Policy Framework.

- 11 Prior to the commencement of development, a surface water drainage scheme, which shall incorporate Sustainable Urban Drainage System (SUDS) principles, 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 not be carried out unless 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.

- 12 No external lighting shall be installed without prior written consent from the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to saved policies CP7, GE5 and GE6 of the Cheltenham Borough Local Plan (2006), and adopted policies SD4 and INF3 of the Joint Core Strategy (2017).

- 13 Notwithstanding the Ecological Assessment received on 6th September 2019, prior to the commencement of any works including site clearance/demolition, a detailed scheme for mitigation measures in relation to bats shall be submitted to and approved in writing by the Local Planning Authority.

The approved mitigation measures shall be adhered to and implemented throughout the construction period and thereafter shall be maintained in accordance with the approved details.

Reason: To ensure that adequate mitigation measures are provided in order to safeguard protected species in accordance with adopted JCS policy SD9 and paragraph 175 of the NPPF, this information is required upfront because without proper mitigation the construction works could have an unacceptable impact on protected species at the beginning of construction.