



APPEAL REF: APP/B1605/W/20/3261154

Rev. 30/03/21

LPA REF: 20/00683/OUT

LAND ADJACENT TO OAKHURST RISE, CHELTENHAM

AGREED DRAFT CONDITIONS – APPELLANTS & CBC

1. 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.
2. This permission shall grant consent for 43 dwellings.
3. Applications for approval of the reserved matters (appearance and landscaping) for each phase of the development must be made not later than the expiration of three years from the date of this decision.
4. Prior to the submission of the reserved matters required by Condition 3, a Phasing Plan shall be submitted to the LPA to identify the self-build plots as separate individual phases of development. ~~The identified self-build and custom-build plots shall not be developed other than within the meaning of the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).~~
5. The outline planning permission hereby granted shall be carried out in accordance with the approved plans, namely:
 - Dwg No. PL001 Site Location Plan
 - Dwg No. PL004 Rev D Proposed Block Plan
 - Dwg No. PL005 Rev C Site Plan
 - Dwg No. PL006 Rev C Building Scale Plan
 - Dwg No. 38-1036.02-B Tree Survey and Retention Plan
 - Dwg No. 38-1036.03-G Tree Protection Plan
 - Dwg No. 19216.101 Rev G Landscape Strategy
 - Dwg No. CTP-16-332 SK01 Rev V Proposed Site Road Layout
 - Dwg No. CTP-16-332 SK09 Rev Y Preliminary Site Assessment
 - Dwg No. CTP-16-332 SK25 Rev G Assessment of Driveway Visibility Splays
6. Prior to the commencement of development, full details of the surface water drainage proposals for each phase of development; and the information submitted shall be in accordance with the principles set out in the approved drainage strategy. Before these details are submitted an assessment shall be



carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The SuDS Manual, CIRIA C753 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- provide an assessment of the hydrological and hydro-geological context of the development;
- provide information about the design storm period and intensity; the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- include a timetable for its implementation; and
- provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- The surface water drainage works shall thereafter be implemented strictly in accordance with approved details, prior to the commencement of any building works above ground level.

7. No building construction shall take place until details of highway improvements consisting of the installation of a connecting section of footway (2m wide) with tactile dropped crossing point between Beaufort Road and Ewens Road (north side), extension to the footway (2m wide) and dropped kerb tactile crossing point across Charlton Court Road, and a bus shelter to serve Bus Stop ID: glodtwmt located on Beaufort Road have been submitted to and approved in writing by the Local Planning Authority and no occupation/opening to the public shall occur until the approved works have been completed and are open to the public.

8. Prior to commencement of each phase of the development details of a construction management plan or construction method statement shall be 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 include but not be restricted to:
 - Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - Routes for construction traffic;
 - Any temporary access to the site;
 - Locations for loading/unloading and storage of plant, waste and construction materials;
 - Method of preventing mud and dust being carried onto the highway;
 - Arrangements for turning vehicles;
 - Arrangements to receive abnormal loads or unusually large vehicles; and



- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.
 -
9. No building or use within any phase of the development shall be occupied or use commenced until the means of access for vehicles, pedestrians and/or cyclists have been constructed and completed in accordance with the approved plans.
 10. No building or use within any phase of the development shall be occupied or use commenced until the car/vehicle parking area and turning space associated with each building within the development (including garages and car ports where proposed) shown on the approved plans PL005 Rev C and SK25 Revision: G has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development.
 11. ~~No phase of the development hereby permitted shall be occupied until cycle storage facilities for a minimum of 2 no. bicycles per dwelling have been made available for use and those facilities shall be maintained for the duration of the development. Prior to the occupation of each dwelling, secure and accessible cycle parking shall be provided in accordance with details which are first to be submitted, to and approved in writing by, the Local Planning Authority. Thereafter the approved cycle parking shall be kept available for the parking of bicycles.~~
 12. Prior to occupation or use commenced, evidence that the pre-occupation elements of the approved Travel Plan [April 2020](#) have been put in place shall be prepared, submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed Travel Plan to the satisfaction of Local Planning Authority unless agreed in writing by the Local Planning Authority.
 13. The individual vehicular accesses hereby permitted shall not be brought into use until the roadside frontage boundaries have been set back to provide visibility splays extending from a point 2 metres back along each edge of the access, measured from the carriageway edge, extending at an angle of 45 degrees to the footway, and the area between those splays and the footway shall be reduced in level and thereafter maintained so as to provide clear visibility at a height of 600mm above the adjacent footway level and shall be maintained as such for the duration of the development.



14. An electric vehicle charging point shall be installed prior to the first occupation of each dwelling. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.
15. The garage/car parking space(s) hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with the residential occupation of the property and ancillary domestic storage without the grant of further specific planning permission from the Local Planning Authority.
16. Prior to the commencement of any phase of the development hereby permitted including ground works and vegetation clearance a Construction Environmental Management Plan (CEMP) should be submitted to and approved in writing by the Planning Authority. The approved CEMP shall be adhered to and implemented throughout the construction period on that phase strictly in accordance with the approved details for that phase. Any modifications to the approved details for example as a result of requirements of a protected species ~~license~~ licence must be submitted to and agreed in writing by the Local Planning Authority. The CEMP shall include final details of the following items:

Commented [EP1]: The Local Highway Authority have advised that they still consider this condition to be necessary. In this instance the appellant is reliant on the use of garages to address parking demand. As such the condition is considered necessary to avoid unchecked displacement parking on the highway.

Commented [GP2]: PJF – CBC to provide the justification for this restriction, please, per the Inspector’s comments 30/03/21

Ecology:

- i. Outline Mitigation Strategy based on Section 4.6 of the Confidential Badger Appendix by Aspect Ecology dated February 2021.
- ii. Other Mitigation Measures MM1 (Hedgerow & Tree Protection), MM2 (Veteran Trees, MM3 (update Preliminary [tree] Roost Assessment), MM4 (Bat Survey and Soft-felling of Trees), MM5 (Re-installation of any affected Retained Bat Boxes), MM7 (Wild Mammal Construction Safeguards), MM8 (Habitat Manipulation/Destructive Search for Reptiles & Amphibians) and MM9 (Timing of Works to avoid Nesting Birds) based on the Ecological Appraisal by Aspect Ecology dated April 2020.
- iii. Adherence to the Tree Protection Plan (Dwg No. 38-1036.03-G, dated January 2021) incorporating arboricultural methods.
- iv. A Method Statement for the installation of the artificial badger sett and any associated works, and the restoration of the ground following the completion of the works.
- v. A Method Statement for the installation of foul and surface water drainage infrastructure and the restoration of the ground following the completion of the works.
- iii.vi. A Method Statement for the formation of the pond and the restoration of the ground following the completion of the works.



~~iv-vii.~~ Procedures for enabling communication between local residents and the site developer including arrangements for complaint management.

Other Items:

~~v-viii.~~ Arrangements for liaison with the Council's Pollution Control Team.

~~vi-ix.~~ Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites which shall be used to minimise noise disturbance from construction works.

~~vii-x.~~ Procedures for emergency deviation of the agreed working hours.

~~viii-xi.~~ Waste and material storage:

- Information on the type and amount of waste likely to be generated prior to and during the construction phase;
- Details of the practical arrangements for managing waste generated during construction in accordance with the principles of waste minimisation; and
- Details of the measures for ensuring the delivery of waste minimisation during the construction phase. The Site Waste Management Plan shall be fully implemented as approved unless the local planning authority gives prior written permission for any variation

~~ix-xii.~~ Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.

~~x-xiii.~~ Measures for controlling the use of site lighting whether required for safe working or for security purposes.

17. Prior to the commencement of development, full details for the disposal of foul water for all phases of development shall be submitted to and approved in writing by the Local Planning Authority.
18. No external lighting shall be installed (excepting during construction as controlled by Condition 15) unless details have been submitted to and approved in writing by the LPA. The details shall include:
 - a. the position, height and type of all lighting;
 - b. the intensity of lighting and spread of light as a lux contour plan;
 - c. the measures proposed must demonstrate no significant effect of the lighting on the environment including preventing disturbance to bats so that light falling on vegetated areas and features used by bats will be below or not exceed 2.0 lux; and
 - d. the periods of day and night (throughout the year) when such lighting will be used and controlled for construction and operational needs.



The approved scheme shall be implemented for the duration of the development and thereafter maintained in accordance with the manufacturer's recommendations and scheme details.

19. Prior to the commencement of development, plans showing the existing and proposed ground levels and slab levels for all phases of development of the proposed and adjacent buildings 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.
20. Prior to the commencement of development, a method statement for the building foundation design, which takes account of existing soil types and adjacent trees so as to prevent future subsidence to new buildings and demands for the removal or heavy pruning of retained trees, shall be submitted to and approved in writing by the Local Planning Authority.
21. ~~Prior to the commencement of the development, the~~ The submission of landscaping details required by Condition 3 shall be accompanied by a Landscape and Ecological Management [Scheme Plan \(LEMP\)](#) based on the Landscape Strategy drawing 19216.101 revision G; Proposed New Tree Planting Management Plan - Head of Terms; Dwg No. 38-1036.02-B Tree Survey and Retention dated April 2020; the Veteran Tree Framework Management Plan dated July 2019; and the Ecological Appraisal dated April 2020 (Ecological Enhancements EE1 to EE8 inclusive), and shall be submitted to and approved by the Planning Authority. The scheme shall comprise of a drawing and document that covers:
 - a. Aims and objectives of the scheme including conservation of protected and priority species and ~~achieving~~ a net gain for biodiversity ~~of not less than 10% appropriate green infrastructure;~~
 - b. A plan with annotations showing the soft landscape, hard landscape, habitat, vegetation and artificial features to be retained, created and/or managed;
 - c. Measures (including establishment, enhancement and after-care) for achieving the aims and objectives of management;
 - d. Details of the restoration and remedial surgery to parts of the existing hedge to be retained;
 - e. A work and maintenance schedule for 5 years and arrangements for beyond this time;
 - f. Monitoring and remedial or contingency measures;
 - g. Measures to achieve the retention and enhancement of the Ladies Bedstraw population within the site.

The scheme shall be implemented as approved by the [Local](#) Planning Authority.

~~(Note: The funding provisions for the LEMP are addressed as a Planning Obligation. The S106 provides for funding of green infrastructure across the whole of the development site.)~~



22. Prior to the commencement of any above ground works, a scheme for the provision of fire hydrants (served by mains water supply) shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the hydrant serving that property has been provided.
23. ~~prior~~ Prior to the commencement of any above ground works, details of a scheme for the installation of informal play equipment, including arrangements for its future maintenance and management shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the completion of the 32nd dwelling.

~~24. The submission of landscaping details required by Condition 3 shall comprise full details of a hard and soft landscaping scheme. The scheme shall identify the number and location of all new trees and hedges to be planted; their species, size, spacing/density of hedges, root types, tree pit details (including details of introduced soil amelioration plans); and protection from deer and other predators as well as protection for the street trees from vehicles etc. The scheme shall also include: a. details of the proposed pond to the south of the site; and b. wild flower strips in the public open spaces. All soft landscaping shall be carried out in the first planting and seeding season following the first occupation of the 32nd dwelling. Any trees which, within a period of 5 years, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size or species unless otherwise first agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried out in accordance with the approved details prior to the occupation of the 32nd dwelling.~~

Commented [EP3]: Yes this can be deleted.

Commented [GP4]: PJF – Emma, can this be deleted per the Inspector’s comments/30/03/21?

~~25-24.~~ All works including paths, parking areas and drainage runs that fall within Root Protection Areas (RPAs) of the retained trees shall be constructed using a no-dig method as referred to on the Tree Protection Plan (Dwg No. 38-1036.03-G). Prior to the commencement of development, full details of the proposed no-dig method shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be implemented strictly in accordance with the details so approved.

~~26-25.~~ No trees, shrubs or hedges within the site which are shown to be retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed, without the prior written permission from the Local Planning Authority. Any retained trees, shrubs or hedges removed without such permission, or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted, shall be replaced with trees, shrubs or hedge plants of a similar size and species during the next planting season unless otherwise agreed in writing by the Local Planning Authority.



~~27-26.~~ The development shall be implemented in accordance with the Tree Protection Plan drawing 38-1036.03-G which incorporates arboricultural methods and supervision details. All protective structures installed shall be maintained until construction work has been completed. No materials, soils, or equipment shall be stored under the canopy of any retained tree or hedgerow within the application site.

~~28-27.~~ No tree and/or hedge clearance shall be carried out during bird nesting season (1st March to 31st August inclusive) unless the site has been surveyed in advance for breeding birds and a scheme to protect breeding birds has first been submitted to and approved in writing by the Local Planning Authority. Any such scheme shall be implemented in accordance with the approved details.

~~29-28.~~ 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.

~~30-29.~~ Prior to first occupation of the development, details of a Homeowner's Information Pack resource providing information on recreation resources in the locality shall be submitted to and approved in writing by the Local Planning Authority. The pack should reference:

- Alternative local recreation opportunities (off site), e.g. website information for Cotswolds AONB' <https://www.cotswoldsaonb.org.uk/visiting-and-exploring/>
- Relevant adopted Cheltenham, Gloucester and Tewkesbury JCS policy (e.g. INF3 green infrastructure) and supporting text (e.g. 5.4.6 re. Green Infrastructure strategy 'vision') and Policy BG1 of the Cheltenham Plan 2020.

Each household shall be provided with an approved Homeowner Information Pack on occupation.

~~31.~~ ~~The details of appearance required by Condition 3 shall include details for refuse and recycling storage facilities and the installation of leaf guards for guttering and down pipes. The approved details shall be installed prior to the first occupation of each dwelling.~~

Commented [EP5]: Yes this can be deleted.

Commented [GP6]: PJF – Emma, can this be deleted per the Inspector's comments 30/03/21?

~~32-30.~~ Prior to the construction of any dwelling, details of a programme of investigation and interpretation of the former ice house shall be submitted to and approved by the Local Planning Authority. The scheme shall be implemented prior to the occupation of the 20th dwelling.

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LAND ADJACENT TO OAKHURST RISE, CHELTENHAM

AGREED DRAFT CONDITIONS – APPELLANTS & CBC

1. 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.
2. This permission shall grant consent for 43 dwellings.
3. Applications for approval of the reserved matters (appearance and landscaping) for each phase of the development must be made not later than the expiration of three years from the date of this decision.
4. Prior to the submission of the reserved matters required by Condition 3, a Phasing Plan shall be submitted to the LPA to identify the self-build plots as separate individual phases of development.
5. The outline planning permission hereby granted shall be carried out in accordance with the approved plans, namely:
 - Dwg No. PL001 Site Location Plan
 - Dwg No. PL004 Rev D Proposed Block Plan
 - Dwg No. PL005 Rev C Site Plan
 - Dwg No. PL006 Rev C Building Scale Plan
 - Dwg No. 38-1036.02-B Tree Survey and Retention Plan
 - Dwg No. 38-1036.03-G Tree Protection Plan
 - Dwg No. 19216.101 Rev G Landscape Strategy
 - Dwg No. CTP-16-332 SK01 Rev V Proposed Site Road Layout
 - Dwg No. CTP-16-332 SK09 Rev Y Preliminary Site Assessment
 - Dwg No. CTP-16-332 SK25 Rev G Assessment of Driveway Visibility Splays
6. Prior to the commencement of development, full details of the surface water drainage proposals for each phase of development; and the information submitted shall be in accordance with the principles set out in the approved drainage strategy. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The SuDS Manual, CIRIA C753 (or any subsequent version), Final version - 31/03/2021 [13.24]

and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- provide an assessment of the hydrological and hydro-geological context of the development;
- provide information about the design storm period and intensity; the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- include a timetable for its implementation; and
- provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- The surface water drainage works shall thereafter be implemented strictly in accordance with approved details, prior to the commencement of any building works above ground level.

7. No building construction shall take place until details of highway improvements consisting of the installation of a connecting section of footway (2m wide) with tactile dropped crossing point between Beaufort Road and Ewens Road (north side), extension to the footway (2m wide) and dropped kerb tactile crossing point across Charlton Court Road, and a bus shelter to serve Bus Stop ID: glodtwmt located on Beaufort Road have been submitted to and approved in writing by the Local Planning Authority and no occupation/opening to the public shall occur until the approved works have been completed and are open to the public.

8. Prior to commencement of each phase of the development details of a construction management plan or construction method statement shall be 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 include but not be restricted to:

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

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9. No building or use within any phase of the development shall be occupied or use commenced until the means of access for vehicles, pedestrians and/or cyclists have been constructed and completed in accordance with the approved plans.
10. No building or use within any phase of the development shall be occupied or use commenced until the car/vehicle parking area and turning space associated with each building within the development (including garages and car ports where proposed) shown on the approved plans PL005 Rev C and SK25 Revision: G has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development.
11. Prior to the occupation of each dwelling, secure and accessible cycle parking shall be provided in accordance with details which are first to be submitted, to and approved in writing by, the Local Planning Authority. Thereafter the approved cycle parking shall be kept available for the parking of bicycles.
12. Prior to occupation or use commenced, evidence that the pre-occupation elements of the approved Travel Plan April 2020 have been put in place shall be prepared, submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed Travel Plan to the satisfaction of Local Planning Authority unless agreed in writing by the Local Planning Authority.
13. The individual vehicular accesses hereby permitted shall not be brought into use until the roadside frontage boundaries have been set back to provide visibility splays extending from a point 2 metres back along each edge of the access, measured from the carriageway edge, extending at an angle of 45 degrees to the footway, and the area between those splays and the footway shall be reduced in level and thereafter maintained so as to provide clear visibility at a height of 600mm above the adjacent footway level and shall be maintained as such for the duration of the development.
14. An electric vehicle charging point shall be installed prior to the first occupation of each dwelling. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

15. The garage/car parking space(s) hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with the residential occupation of the property and ancillary domestic storage without the grant of further specific planning permission from the Local Planning Authority.

16. Prior to the commencement of any phase of the development hereby permitted including ground works and vegetation clearance a Construction Environmental Management Plan (CEMP) should be submitted to and approved in writing by the Planning Authority. The approved CEMP shall be adhered to and implemented throughout the construction period on that phase strictly in accordance with the approved details for that phase. Any modifications to the approved details for example as a result of requirements of a protected species licence must be submitted to and agreed in writing by the Local Planning Authority. The CEMP shall include final details of the following items:

Ecology:

- i. Outline Mitigation Strategy based on Section 4.6 of the Confidential Badger Appendix by Aspect Ecology dated February 2021.
- ii. Other Mitigation Measures MM1 (Hedgerow & Tree Protection), MM2 (Veteran Trees, MM3 (update Preliminary [tree] Roost Assessment), MM4 (Bat Survey and Soft-felling of Trees), MM5 (Re-installation of any affected Retained Bat Boxes), MM7 (Wild Mammal Construction Safeguards), MM8 (Habitat Manipulation/Destructive Search for Reptiles & Amphibians) and MM9 (Timing of Works to avoid Nesting Birds) based on the Ecological Appraisal by Aspect Ecology dated April 2020.
- iii. Adherence to the Tree Protection Plan (Dwg No. 38-1036.03-G, dated January 2021) incorporating arboricultural methods.
- iv. A Method Statement for the installation of the artificial badger sett and any associated works, and the restoration of the ground following the completion of the works.
- v. A Method Statement for the installation of foul and surface water drainage infrastructure and the restoration of the ground following the completion of the works.
- vi. A Method Statement for the formation of the pond and the restoration of the ground following the completion of the works.
- vii. Procedures for enabling communication between local residents and the site developer including arrangements for complaint management.

Other Items:

- viii. Arrangements for liaison with the Council's Pollution Control Team.

- ix. Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites which shall be used to minimise noise disturbance from construction works.
- x. Procedures for emergency deviation of the agreed working hours.
- xi. Waste and material storage:
 - Information on the type and amount of waste likely to be generated prior to and during the construction phase;
 - Details of the practical arrangements for managing waste generated during construction in accordance with the principles of waste minimisation; and
 - Details of the measures for ensuring the delivery of waste minimisation during the construction phase. The Site Waste Management Plan shall be fully implemented as approved unless the local planning authority gives prior written permission for any variation
- xii. Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.
- xiii. Measures for controlling the use of site lighting whether required for safe working or for security purposes.

17. Prior to the commencement of development, full details for the disposal of foul water for all phases of development shall be submitted to and approved in writing by the Local Planning Authority.

18. No external lighting shall be installed (excepting during construction as controlled by Condition 15) unless details have been submitted to and approved in writing by the LPA. The details shall include:
- a. the position, height and type of all lighting;
 - b. the intensity of lighting and spread of light as a lux contour plan;
 - c. the measures proposed must demonstrate no significant effect of the lighting on the environment including preventing disturbance to bats so that light falling on vegetated areas and features used by bats will be below or not exceed 2.0 lux; and
 - d. the periods of day and night (throughout the year) when such lighting will be used and controlled for construction and operational needs.

The approved scheme shall be implemented for the duration of the development and thereafter maintained in accordance with the manufacturer's recommendations and scheme details.

19. Prior to the commencement of development, plans showing the existing and proposed ground levels and slab levels for all phases of development of the proposed and adjacent buildings 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.

20. Prior to the commencement of development, a method statement for the building foundation design, which takes account of existing soil types and adjacent trees so as to prevent future subsidence to new buildings and demands for the removal or heavy pruning of retained trees, shall be submitted to and approved in writing by the Local Planning Authority.
21. The submission of landscaping details required by Condition 3 shall be accompanied by a Landscape and Ecological Management Plan (LEMP) based on the Landscape Strategy drawing 19216.101 revision G; Proposed New Tree Planting Management Plan - Head of Terms; Dwg No. 38-1036.02-B Tree Survey and Retention dated April 2020; the Veteran Tree Framework Management Plan dated July 2019; and the Ecological Appraisal dated April 2020 (Ecological Enhancements EE1 to EE8 inclusive), and shall be submitted to and approved by the Planning Authority. The scheme shall comprise of a drawing and document that covers:
 - a. Aims and objectives of the scheme including conservation of protected and priority species and achieving a net gain for biodiversity of not less than 10%;
 - b. A plan with annotations showing the soft landscape, hard landscape, habitat, vegetation and artificial features to be retained, created and/or managed;
 - c. Measures (including establishment, enhancement and after-care) for achieving the aims and objectives of management;
 - d. Details of the restoration and remedial surgery to parts of the existing hedge to be retained;
 - e. A work and maintenance schedule for 5 years and arrangements for beyond this time;
 - f. Monitoring and remedial or contingency measures;
 - g. Measures to achieve the retention and enhancement of the Ladies Bedstraw population within the site.

The scheme shall be implemented as approved by the Local Planning Authority.

22. Prior to the commencement of any above ground works, a scheme for the provision of fire hydrants (served by mains water supply) shall submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the hydrant serving that property has been provided.
23. Prior to the commencement of any above ground works, details of a scheme for the installation of informal play equipment, including arrangements for its future maintenance and management shall

be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the completion of the 32nd dwelling.

24. All works including paths, parking areas and drainage runs that fall within Root Protection Areas (RPAs) of the retained trees shall be constructed using a no-dig method as referred to on the Tree Protection Plan (Dwg No. 38-1036.03-G). Prior to the commencement of development, full details of the proposed no-dig method shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be implemented strictly in accordance with the details so approved.
25. No trees, shrubs or hedges within the site which are shown to be retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed, without the prior written permission from the Local Planning Authority. Any retained trees, shrubs or hedges removed without such permission, or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted, shall be replaced with trees, shrubs or hedge plants of a similar size and species during the next planting season unless otherwise agreed in writing by the Local Planning Authority.
26. The development shall be implemented in accordance with the Tree Protection Plan drawing 38-1036.03-G which incorporates arboricultural methods and supervision details. All protective structures installed shall be maintained until construction work has been completed. No materials, soils, or equipment shall be stored under the canopy of any retained tree or hedgerow within the application site.
27. No tree and/or hedge clearance shall be carried out during bird nesting season (1st March to 31st August inclusive) unless the site has been surveyed in advance for breeding birds and a scheme to protect breeding birds has first been submitted to and approved in writing by the Local Planning Authority. Any such scheme shall be implemented in accordance with the approved details.
28. 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 1pmThere 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.

29. Prior to first occupation of the development, details of a Homeowner's Information Pack resource providing information on recreation resources in the locality shall be submitted to and approved in writing by the Local Planning Authority. The pack should reference:
- Alternative local recreation opportunities (off site), e.g. website information for Cotswolds AONB' <https://www.cotswoldsaonb.org.uk/visiting-and-exploring/>
 - Relevant adopted Cheltenham, Gloucester and Tewkesbury JCS policy (e.g. INF3 green infrastructure) and supporting text (e.g. 5.4.6 re. Green Infrastructure strategy 'vision') and Policy BG1 of the Cheltenham Plan 2020.

Each household shall be provided with an approved Homeowner Information Pack on occupation.

30. Prior to the construction of any dwelling, details of a programme of investigation and interpretation of the former ice house shall be submitted to and approved by the Local Planning Authority. The scheme shall be implemented prior to the occupation of the 20th dwelling.