

S.15/0476/OUT

Land At Littlecombe (Lister Petter Site), Dursley, Gloucestershire, GL11 4HS
Hybrid Application: Outline planning permission for the remainder of the Littlecombe site (Zones, K2, C and F) to comprise up to 282 dwellings (use class C3), 2 small retail units (use class A1/A2), public open space, opening up and diversion of the River Ewelme, and associated earthworks, remediation, access and landscaping. Full planning permission for Zone K2 comprising 59 dwellings (use class C3) and a Neighbourhood Equipped Area for Play (NEAP) with associated earthworks, remediation, landscaping and access.

The Cotswolds Conservation Board raise no comments in respect of the principle of this development.

The site is located outside the Cotswolds AONB, however it does have the potential to impact on the setting of the AONB (see attached Position Statement on Setting).

Should the Council be minded to recommend approval of this planning application it is recommended that detailed planning conditions are secured to ensure protection of existing landscaping that is proposed to be retained; planning conditions to secure new landscaping where proposed; planning conditions to agree all external materials to ensure the development blends into the surrounding area and adjacent development; approval of street light design to ensure they are of a dark night skies complaint design; agreement of method of protection and management of public open spaces to ensure these are retained and suitably managed to provide a landscape buffer to the edge of the development and to prevent development on the most elevated parts of the site.