

Mr Tony Pope
Principal Planning Officer
Forest of Dean District Council
Council Offices
High Street
Coleford
Gloucestershire
GL16 8HG

Planning Portal Ref: PP-09873615

24th June 2021

Dear Tony

APPLICATION FOR THE APPROVAL OF DETAILS RESERVED BY CONDITION 11 (MANAGEMENT & MAINTENANCE OF LANDSCAPING & OPEN SPACE) AND CONDITION 21 (REMEDIATION) OF PLANNING PERMISSION REFERENCE P1482/14/OUT (APP/P1615/W/15/3005408)

I am pleased to provide enclosed an application for the approval of details reserved by Conditions 11 and 21 of planning permission reference P1482/14/OUT, which grants outline consent for the following development:

“Residential development (up to 200 dwellings), open space, with associated infrastructure and details of highway access.”

Condition 11 of the consent states:

“A landscape and open space works specification and management plan shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development. The Plan shall provide full details of the open space and associated car parking and play areas, including a Locally Equipped Area for Play at an area not less than 100 square metres per hectare of development. The Plan shall also include long term design objectives, management responsibilities and maintenance schedules for all public open space and play areas. Development shall be carried out in accordance with the approved details.”

The following details are submitted to discharge this condition:

- Landscape and Drainage Management Plan (by Greenbelt);
- Landscaping scheme ref. 1-1821-URB-LA-DT-90-01-Rev A (Softworks 1 of 2);
- Landscaping scheme ref. 1-1821-URB-LA-DT-90-01-Rev A (Softworks 2 of 2);
- Q6350_Berry Hill, Coleford LAP Plan;
- Q6350_Berry Hill, Coleford LEAP Plan.

Condition 21 states:

21) Prior to occupation of any dwelling:

(a) The approved remediation works shall be carried out in full on site under a Quality Assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority in writing.

(b) A completion report shall be submitted to and approved in writing by the Local Planning Authority. The completion report shall include details of the proposed remediation works and Quality Assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the completion report together with the necessary waste transfer documentation detailing what waste materials have been removed from the site.

(c) A certificate signed by the developer shall be submitted to the Local Planning Authority confirming that the appropriate works have been undertaken as detailed in the completion report.

The following report is submitted to discharge this condition:

- Supplementary Assessment by T&P Regen

This report details the findings of the site investigation into made ground identified by Opus - concluding chemical analysis had not recorded concentrations above human health assessment criteria so further work was not required.

The relevant fee for an application for the approval of details reserved by condition(s) has been paid online (£116).

I trust that the above and enclosed is acceptable and will be sufficient to enable Conditions 11 and 21 to be formally discharged, however if you have any queries or require any further information, then please do not hesitate to contact me.

Yours sincerely,

F. Evans

Francesca Evans

Senior Planner

Enc.