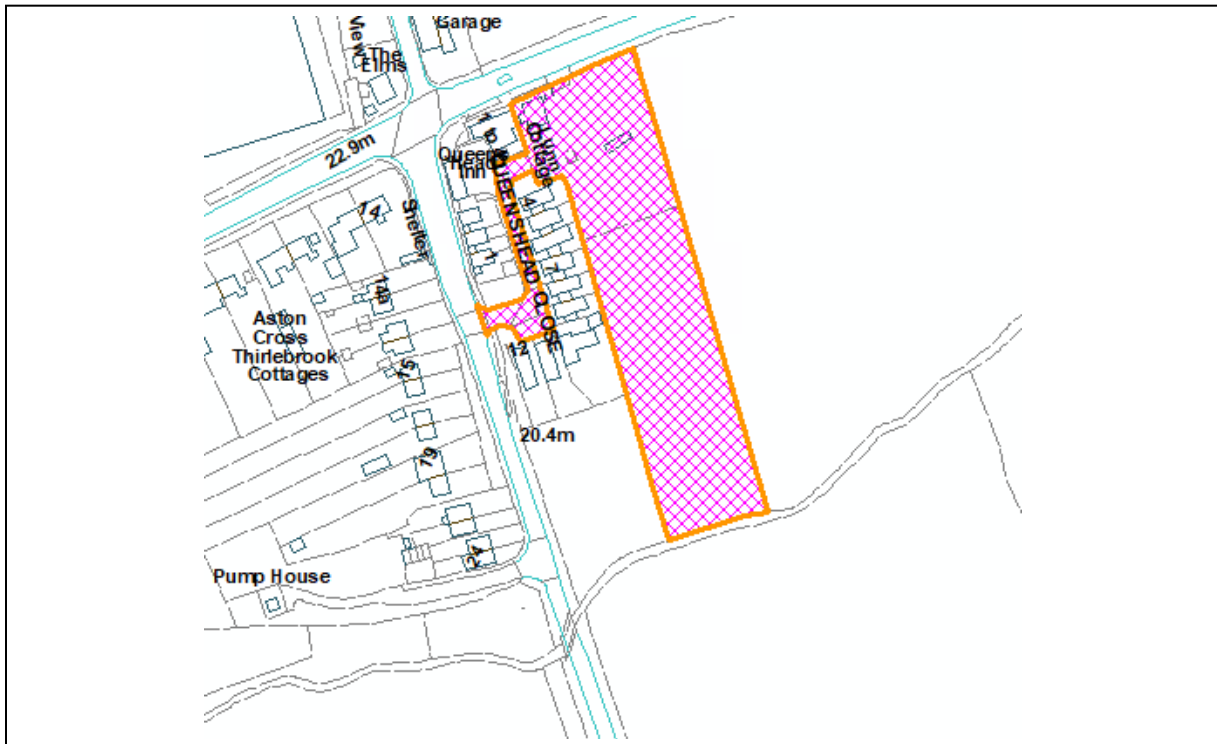


Planning Committee

Date	21 March 2023
Case Officer	Frank Whitley
Application No.	21/01013/FUL
Site Location	Lunn Cottage, Aston Cross, Tewkesbury
Proposal	Erection of 10 no. dwellings, garages, construction of internal estate road, formation of parking areas and gardens/amenity space.
Ward	Isbourne
Parish	Ashchurch Rural
Appendices	Site location plan Site layout plan House Type 1 Elevations House Type 2 Elevations House Type 3 Elevations House Type 4 Elevations Proposed Visualisation Plots 1-4 Proposed Visualisation Plots 5-10
Reason for Referral to Committee	The Constitution requires applications of ten or more dwellings to be determined by Planning Committee.
Recommendation	Refuse

Site Location



1.0 The Proposal

- 1.1 The applicant describes the development as 'Phase 2' to the completed housing scheme approved under planning reference 16/00665/FUL. The application seeks full planning permission for a development of 10 dwellings, together with garages, construction of internal estate road, formation of parking areas and gardens/amenity space. Existing boundary trees and hedgerow would be retained, and also existing trees within the area of public open space.
- 1.2 There would be:
2 x 2 bed semidetached (Plots 1&2)
2 x 3 bed semidetached (Plots 3&4)
6 x 4 bed semidetached (Plots 5-10)
- 1.3 Each dwelling would have dedicated parking for at least two cars. Only plots 5-10 are to have a car port.
- 1.4 Lunn Cottage would be retained, though an outbuilding is to be removed and access arrangements altered. Currently, there is a domestic access from the A46 which is to be closed off. Instead it is proposed to use the extension to Queen's Head Close to form a rear access to Lunn Cottage.
- 1.5 Four of the proposed dwellings would remain affordable but no planning obligation has been submitted with the application to secure this.

2. Site Description

- 2.1 The application site is situated immediately south of the A46 and to the east of the B4079 in Aston Cross, adjacent to residential development on Queens Head Close, approved under ref 16/00665/FUL. The application site of 7300sqm extends as far as Tirlle Brook to the south and into the associated flood zone 2/3, though only the northern half outside of the flood zone would be developed for housing. The flood zone area would be public open space.
- 2.2 Lunn Cottage and its small enclosed domestic curtilage is within the application site and is to be retained. The remainder of the site is currently rough pasture, wooded to the south and bounded by hedgerow. An unoccupied static caravan and small garden shed type buildings are within the site.

3. Relevant Planning History

Application Number	Proposal	Decision	Decision Date
16/00665/FUL	Erection of 12 No. dwellinghouses, garages and internal estate road together with vehicular and pedestrian accesses; formation of parking areas and gardens/amenity space	Permit	11 August 2017

4. Consultation Responses

Full copies of all the consultation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

- 4.1 Ashchurch Parish Council-** no objection to this application
- 4.2 National Highways-** no objection
- 4.3 Gloucester County Council Highways-** no objection subject to conditions
The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.
- 4.4 Severn Trent Water-** no objection subject to a drainage condition
- 4.5 Environment Agency-** no objection
No objection to the proposals, subject to the imposition of conditions on any permission granted.
- 4.6 Gloucester County Lead Local Flood Authority-** no objection
Through the proposed drainage strategy, the development is not likely to have a significant impact on flood risk elsewhere. The LLFA has no further objections to the proposal and recommends the following condition for a maintenance and management plan for the drainage.
- 4.7 Land Drainage-** no objection
The development lies in Flood Zone 2 and 3 and has been adequately designed/planned to avoid these areas, so housing/residential uses are all located in Flood Zone 1.
- 4.8 Environmental Health (Noise) -** no objection
The submitted noise assessment appears satisfactory and predicts, that with the installation of suitable glazing / ventilation products and boundary fencing, both internal and external noise levels would be acceptable. When the development design has been finalised the applicant should, via their acoustic consultant, confirm the glazing and ventilation products to be installed and that they will meet the sound insulation requirements of the original noise assessment. Additionally the extent, height and surface density of the recommended boundary fencing / walls shall also be detailed for approval
- 4.9 Environmental Health (Air) -** no objection
The report is appropriate and Worcestershire Regulatory Services agree with the methodology and conclusions therefore WRS have no adverse comments to make for air quality
- 4.10 Ecology-** no objection
No further surveys are required for ecology matters and we are satisfied with the results of the most recent Ecology report and outcome of the Shadow HRA.
Ecology cannot be used as an additional reason for refusal.
- 4.11 Housing Enabling-** no objection
I note the application is a full application and that the proposal includes 4no affordable houses from the proposed 10. This is welcomed and in accordance with JCS Policy SD12.

4.12 GCC Development Contributions Investment Team- no objection
A financial contribution will be required to make this development acceptable in planning terms. The County Council would have concerns if provision of and funding for the necessary infrastructure requirements could not adequately be addressed by planning obligation.

4.13 Minerals and Waste Policy Officer- no objection

5. Third Party Comments/Observations

Full copies of all the representation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

- 5.1** Seven objections have been received on the following grounds:
- Flood report is out of date
 - Inadequate access and parking for construction vehicles
 - Queens Head Close is a private road and permission has not been granted to use it for access to the development.
 - Developer has not complied with conditions on the original Queens Head Close development in terms of maintenance of tree planting and provision of visitor parking spaces
 - Inadequate publicity of application and consultation
 - Overspill parking from Queens Head Close blocks traffic on the B4079
 - Queens Head Close/B4079 access inadequate
 - Inadequate existing drainage infrastructure in Queens Head Close
 - Leftover building materials from Queens Head Close still left on land adjacent. Concerns the same may happen with future development.
 - Impacts on wildlife especially birds
 - Wider landscape impacts

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty
Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise

The following planning guidance and policies are relevant to the consideration of this application:

6.2 National guidance
National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).

6.3 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) – Adopted 11 December 2017

Policy SP1 (The Need for New Development)
Policy SP2 (The Distribution of New Development)
Policy SD4 (Design Requirements)
Policy SD6 (Landscape)
Policy SD9 (Biodiversity and Geodiversity)
Policy SD10 (Residential Development)
Policy SD14 (Health and Environmental Quality)
Policy INF1 (Transport Network)
Policy INF2 (Flood Risk Management)
Policy INF3 (Green Infrastructure)

6.4 Tewkesbury Borough Local Plan to 2011-2031 (TBLP) – Adopted 8 June 2022

Policy RES1 (Housing Site Allocations)
Policy RES2 (Settlement Boundaries)
Policy RES3 (New Housing Outside Settlement Boundaries)
Policy RES5 (New Housing Development)
Policy LAN2 (Landscape Character)
Policy NAT1 (Biodiversity, Geodiversity and Important Natural Features)
Policy ENV2 (Flood Risk and Water Management)
Policy TRAC9 (Parking Provision)
Policy DES1 (Housing Space Standards)

6.5 Ashchurch Rural Parish Neighbourhood Development Plan 2020-2031
Policy H1: Housing in Rural Areas

7. Policy Context

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.

8. Evaluation

Principle of Development and Five Year Housing Land Supply (5YHLS)

- 8.1** The NPPF states that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 8.2** The NPPF at Chapter 5 seeks to deliver a sufficient supply of homes. Paras 78-80 deal with rural housing.
- 8.3** Under Paragraph 74 of the National Planning Policy Framework (NPPF) Local Planning Authorities are required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies.

- 8.4** The adopted JCS became five years old on 11th December 2022, therefore as required by paragraph 74 of the NPPF the Council's 5 year housing land supply position was reconsidered, based on the standard method of calculation.
- 8.5** As a result of the move to the standard method TBC moved to a single district approach. This has resulted in the addition of the JCS allocations within the boundary of Tewkesbury Borough, where deemed deliverable, which had previously been attributed to meet the housing needs of Gloucester City Council under Policy SP2 of the JCS.
- 8.6** On 7th March 2023, the Council's Interim Five Year Housing Land Supply Statement was published which sets out the position on the five-year housing land supply for Tewkesbury Borough as of 11th December 2022 (five years since the adoption of the JCS) and covers the five-year period between 1 April 2022 and 31 March 2027. The Interim Statement confirms that, when set against local housing need for Tewkesbury Borough calculated by the standard method, plus a 5% buffer, the Council can demonstrate a five year housing land supply of 6.68 years. It is therefore advised that, as the Council can demonstrate a five-year supply of deliverable housing sites, the presumption in favour of sustainable development (or "tilted balance") is not engaged in this case.
- 8.7** Policy SP1 (The Need for New Development) of the JCS states that provision will be made for 35,175 new homes, within existing urban areas through District Plans, existing commitments, urban extensions, and strategic allocations. Policy SP2 (Distribution of New Development) amongst other requirements, states that dwellings will be provided through existing commitments, development at Tewkesbury town, in line with its role as a market town, smaller scale development meeting local needs at Rural Service Centres and Service Villages. In the remainder of the rural area Policy SD10 (Residential Development) will apply for proposals for residential development.
- 8.8** Policy SD10 of the JCS states that new housing will be planned in order to deliver the scale and distribution of development set out in Policies SP1 and SP2. Para 4. Of SD10 is relevant to this application where, since being in a rural area, housing development on other sites will only be permitted where:
- It is for affordable housing on a rural exception site in accordance with Policy SD12, or;
 - It is infilling within the existing built up areas of the City of Gloucester, the Principal Urban Area of Cheltenham or Tewkesbury Borough's towns and villages except where otherwise restricted by policies within District plans, or;
 - It is brought forward through Community Right to Build Orders, or;
 - There are other specific exceptions / circumstances defined in district or neighbourhood.
- 8.9** In terms of JCS requirements, the proposed development does not meet any of the exception criteria of SD10 and is therefore also contrary to the requirements of policies SP1 and SP2.
- 8.10** Policy RES1 of the adopted TBP sets out allocated sites for residential (and mixed use) development.

- 8.11** Policies RES2 and RES3 set out policy requirements in relation to settlement boundaries. According to the proposals map of the TBP, the settlement boundary for Tewkesbury Town Area extends up to the western edge of B4079 in Aston Cross. The application site is to the east of the B4079, outside of the settlement boundary. The application site does not fall within a Rural Service Centre, Service Village, or Urban Fringe Settlement. RES3 sets out where exceptions may apply to the presumption against development outside settlement boundaries:
- The reuse of a redundant or disused permanent building (subject to Policy RES7)
 - The sub-division of an existing dwelling into two or more self-contained residential units (subject to Policy RES8)
 - Very small-scale development at rural settlements in accordance with Policy RES4
 - A replacement dwelling (subject to Policy RES9)
 - A rural exception site for affordable housing (subject to Policy RES6)
 - Dwellings essential for rural workers to live permanently at or near their place of work in the countryside (subject to Policy AGR3)
 - A site that has been allocated through the Development Plan or involves development through local initiatives including Community Right to Build Orders and Neighbourhood Development Orders
- 8.12** The application site is not allocated for development and does not meet the exception criteria for development outside of settlement boundaries. The location of the proposed development is therefore in principle contrary to policies SP1, SP2, SD10 of the adopted Joint Core Strategy, and policies RES1, RES2, and RES3 of the adopted Tewkesbury Borough Local Plan.
- 8.13** The Ashchurch Rural Parish Neighbourhood Development Plan (Made version) 2020-2031 sets out its approach to Housing in Rural Areas. Policy H1, Paragraphs A and E are relevant to the proposal. Paragraph A states that new residential development in the countryside will be supported where it is infill, an extension/modification/conversion, or within the garden of an existing dwellinghouse. The proposal does not meet these requirements and therefore conflicts with Policy H1. Paragraph E states development will only be allowed where local infrastructure can meet the impact of the development. There is no evidence of conflict with Paragraph E.

Character, Appearance and Visual Impact

- 8.14** The NPPF at Chapter 12 seeks to achieve well-designed places and significant emphasis is placed on well-designed places through the National Design Guide and national Model Design Code. Policy SD4 of the JCS seeks to ensure design principles are incorporated into development, in terms of context, character, sense of place, legibility and identity. RES5 of the TBC seeks to ensure proposals are of a design and layout which respect the character, appearance and amenity of the surrounding area. Further, Policy DES1 of the TBP sets out the requirements of Housing Space Standards.
- 8.15** In terms of visual impact, the development as a whole is not considered to have significant impacts. Given the proximity of the existing development at Queens Head Close, the additional visual impact over and above would not be excessive. The development would be well screened from public view points, other than a short road frontage adjacent to the A46 on the northern boundary.

- 8.16** Floor areas range from @110sqm for 2 bedroom units, up to @135sqm for 4 bedroom units. These figures exceed requirements according to government Housing Space standards, and according to TBP Policy DES1.
- 8.17** Visualisations of the proposed scheme have been provided with the application. Some concerns are raised with the design concept of dwellings, which could be perceived as 'box shaped'. However, the concept and general layout of similar development has been considered acceptable during determination of 16/00665/FUL. The Urban Design officer has not raised concerns in terms of the overall design approach. However, the case officer raises concerns in relation to the proposed cladding materials.
- 8.18** The submitted plans indicate a palette of materials which includes the cladding of terracotta tiles on the walls and roof of house types 1&2. In the case of house types 3&4, terracotta tiles or timber wall cladding are specified as an option. Although shown on the visualisation of the scheme it can reasonably be assumed that timber cladding will not be selected because this material was ruled out by the applicant in the existing adjacent development due to its flammable nature. Similarly, it must be assumed that reference to 'tiles' or 'slates' would be a type of artificial large format tile/slate as used on the existing development, not the small scale natural materials that appear to be indicated on the visualisations.
- 8.19** The proposed materials palette would result in bright terracotta tiles on the walls and roof of housetypes 1&2, and most likely the walls of housetypes 3&4. The use of such similar roof and wall cladding close together on the same building is likely to be visually prominent and unattractive, whereas a darker, recessive material would be preferred. As proposed, this would result in visual harm to the development and the wider area. However, it is considered that the use of appropriate cladding materials could be controlled through a suitably worded condition, notwithstanding the submitted plans.
- 8.20** It is the officers view that that the materials palette of the existing built scheme is not of high quality and represents a significant 'watering down' of the design quality of the development as it was originally conceived and approved. This indicated a modern barn style development utilising natural materials (timber cladding, small plain clay tiles, natural slates) that would weather and soften, enabling the development, over time, to integrate into its semi-rural setting. However, the development was implemented using large format low quality artificial cladding materials that do not replicate these qualities. Although at condition discharge stage the matter of the materials on the existing 16/00665/FUL scheme was tested at appeal, the Inspector did not concur with the Council's view that the design of that scheme was diminished through the use of lesser quality materials. Based on the existing scheme, it is considered likely that the proposed development would be implemented by the applicant in a similar manner. However, the opportunity could be taken to seek a betterment in the quality of materials through the discharge of conditions route.
- 8.21** Although the matters relating to cladding materials weigh against the scheme, they are considered capable of resolution through condition and are not therefore considered to give rise to sufficient harm to warrant a reason for refusal.

Ecology, trees, landscaping and open space

- 8.22** Approximately half of the application site is proposed public open space within Flood Zones 2 and 3. Concerns have been raised by the Urban Design Officer that this space will be flooded some of the time and therefore not accessible all year round. Although undesirable, the Flood Risk Management Engineer has confirmed that land at risk of flooding, where also used as public open space is acceptable.
- 8.23** Chapter 15 of the NPPF seeks to conserve and enhance the natural environment. Policy SD9 (Biodiversity and Geodiversity) of the adopted JCS states that biodiversity will be protected and enhanced in order to establish and reinforce ecological networks. Any development that has the potential to have a likely significant effect on an international site will be subject to a Habitats Regulations Assessment (HRA). TBP Policy NAT1 (Biodiversity, Geodiversity and Important Natural Features), states that proposals that are likely to have a significant effect on a European or internationally designated habitats site (either alone or in combination with other plans or projects) will not be permitted unless a Habitats Regulations Assessment has concluded that the proposal will not adversely affect the integrity of the habitats site.
- 8.24** The southern half of the application is currently unmanaged, though formerly was an orchard. According to the submitted ecology assessment, most of the apple trees have died, though some remain along with three pear trees.
- 8.25** A Shadow HRA has also been submitted and considered. According to the Council's ecological consultant, the development would have no impact on the statutory designated Dixton Wood SAC and Bredon Hill SAC NNR.
- 8.26** The ecology assessment concludes the site could support reptiles. No further survey work is recommended though some mitigation is proposed. The Council's ecological consultant supports this approach and confirmed that in the event mitigation becomes necessary, it can be appropriately dealt with in a Construction Environmental Management Plan. In relation to nearby ponds, where one record of Great Crested Newt has been found, the Council's ecologist is satisfied no mitigation is necessary due to existing barriers to dispersal.
- 8.27** In relation to badgers and hedgehogs, the Council's ecological consultant is satisfied that appropriate mitigation could be secured through the Construction and Environmental Management Plan. Overall, the submitted ecology assessment predicts a biodiversity net gain of 27%.
- 8.28** According to the submitted tree survey, none are proposed for removal. There is one Category B fir tree and which is to be retained. It is located between Plots 2 and 3 which are to be positioned outside of its root protection area.
- 8.29** Two Category C willow trees are on the eastern boundary and are described as previously reduced as part of the hedge. Plots 8 and 9 are positioned outside of their root protection areas.
- 8.30** There is therefore no conflict with Chapter 15 of the NPPF, Policy SD9 of the adopted JCS and NAT1 of the adopted TBP.

Drainage and Flood Risk

- 8.31** The NPPF at Chapter 14 (in part) seeks to meet the challenge of climate change and flooding. Policy INF1 of the adopted JCS and Policy NAT2 of the TBP seek to manage flood risk. The application is accompanied by a Flood Risk Assessment, and consultations have taken place with the Environment Agency, Gloucestershire County Council (as the Lead Local Flood Authority), and Tewkesbury Borough Council's Flood Risk Management Engineer and Severn Trent Water.
- 8.32** The development is proposed to connect to a mains foul water disposal connection to which no objection is raised by STW. In terms of surface water, a Flood Risk Assessment was submitted, which initially attracted some concerns from the LLFA that the underground attenuation storage was likely to be installed at the incorrect level, compared to the level of the Tirlle Brook. An updated assessment has since been provided and the LLFA re-consulted. The LLFA has confirmed these matters have been resolved and there is no objection to the proposed means of surface water disposal. A number of flood risk/ drainage conditions are recommended by consultees. There is therefore no conflict with the NPPF, Policies INF1 of the JCS, or NAT2 of the TBP.

Highways and access

- 8.33** The application as submitted was supported by a Transport Statement (TS) which concluded additional impacts over and above the existing Queens Head Close development were not significant.
- 8.34** County Highways were initially consulted and disagreed with the conclusions of the TS. This led to the submission of a revised TS with further explanation of the scheme in terms of local connections and layout. County Highways were again consulted and based upon the revised TS, has withdrawn the objection.
- 8.35** County Highways are now satisfied there are a number of consented developments in Ashchurch within reasonable walking and cycling distances of everyday services and facilities. It is still acknowledged that local bus services are limited, though in the planning balance, this shortfall is not sufficient to sustain an objection.
- 8.36** In terms of the proposed development layout, County Highways remain concerned about the achievement of "Manual for Gloucestershire Streets" standards. The applicant has been advised that further scrutiny will be necessary should the proposal come forward for adoption in the future.
- 8.37** Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained. A number of conditions are proposed in the event planning permission is granted.
- 8.38** Accordingly, there is no conflict with Policy INF1 of the adopted JCS.

Affordable Housing and Other Planning Obligations

- 8.39** The application proposes on site provision of four affordable homes, these being 2 x two bedroom and 2 x 3 bedroom dwellings, though the tenure mix is not specified. In the absence of a completed Section 106 agreement to secure affordable housing, the application is contrary to Policy SD12 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (December 2017) and the National Planning Policy Framework.
- 8.40** The GCC Development Contributions investment team has commented that a contribution would be required to secure necessary infrastructure. In the absence of a completed planning obligation to secure education contributions, the development fails to provide appropriate provisions towards education school places. This is contrary to Policies INF4, INF6 and INF7 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2013 (2017), Gloucestershire's School Places Strategy 2021-2026 and the National Planning Policy Framework.

Benefits

- 8.41** The development would provide some economic benefits during construction in terms of employment and local business support. The development would contribute, albeit in a limited way, towards the supply of housing to help meet the objectively assessed need for housing in the Borough over the plan period, which is a significant benefit. The delivery of affordable housing, if secured by S106 agreement, attracts significant weight in favour of the scheme. The biodiversity net gain intended attracts some weight in favour of the scheme.

Harms

- 8.42** The applicant has not demonstrated how it would adequately provide for housing that would be available to households who cannot afford to rent or buy houses available on the existing housing, or other community infrastructure, which weighs heavily against the scheme.

Neutral

- 8.43** It has been established through the submission documents that subject to securing satisfactory measures as part the imposition of appropriate planning conditions, the development would not give rise to unacceptable impacts in relation to flood risk and drainage, design and layout, highway safety, ecology and trees.

9. Conclusion

- 9.1** Whilst weight should be afforded to the provision of housing, the Council is able to demonstrate a 5YHLS and the tilted balance contained in Para 11(d) of the NPPF is not engaged. The settlement and housing strategy identified in the adopted development plan is, by definition, the appropriate means to direct new housing to more sustainable locations. The development fails to accord with the settlement and housing strategy as set out in the JCS and TBP and would therefore cause harm to the plan-led system. The proposed development does not meet the requirements of Policy H1 of the Ashchurch Rural Parish Neighbourhood Plan (made version).

- 9.2 Furthermore, as set out in the report, there are several S106 obligations which have not been agreed in principle through the submission of a signed S106 agreement. As such these matters constitute reasons for refusal.

10. Recommendation

- 10.1 Collectively these matters are considered to outweigh the benefits of the development in the overall planning balance and for the above reasons it is recommended that the application is **REFUSED**

11. Recommended Reasons For Refusal

- 1 The proposed development conflicts with policies SP1, SP2 and SD10 of the adopted Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031 (December 2017) and Policies RES1, RES2, RES3 and RES4 of adopted Tewkesbury Borough Plan 2011-2031 (June 2022) in that the proposed development does not meet the strategy for the distribution of new development in Tewkesbury Borough and the application site is not an appropriate location for new residential development. The proposal does not meet the criteria for Housing in Rural Areas according to Policy H1 of the Ashchurch Rural Parish Neighbourhood Development Plan 2020-2031.
- 2 The proposed development does not demonstrate how it would adequately provide for housing that would be available to households who cannot afford to rent or buy houses available on the existing housing market contrary to Policy SD12 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031 (December 2017) and the National Planning Policy Framework.
- 3 The proposed development does not demonstrate how it would adequately provide for education school places contrary to Policies INF4, INF6 and INF7 of the JCS of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031 (December 2017) and the National Planning Policy Framework.

Informatives

- 1 In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing the to the Council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.