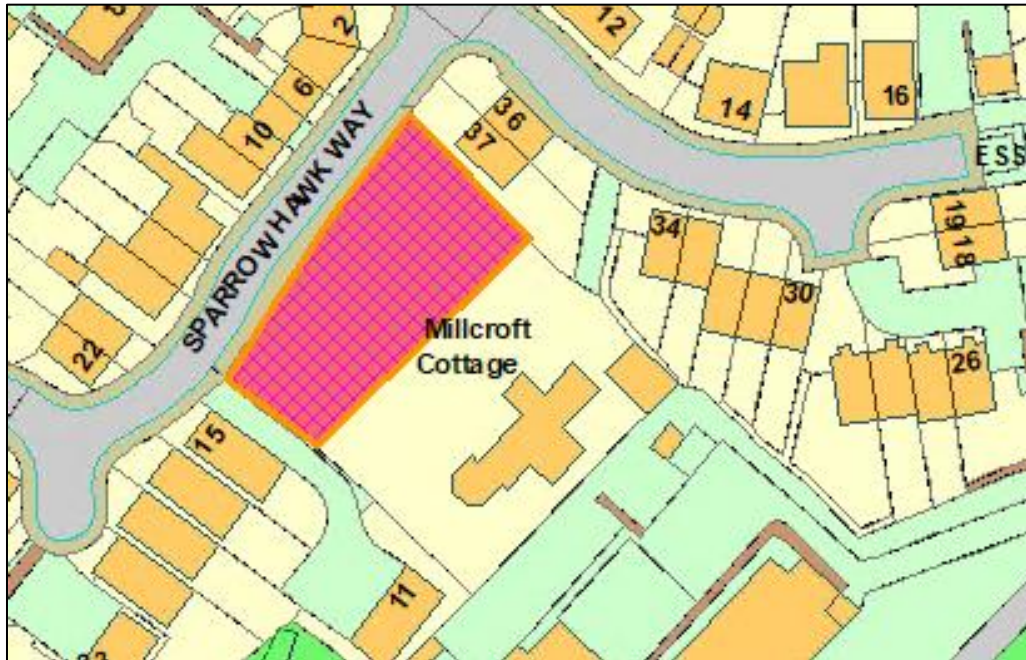


## Planning Committee

<b>Date</b>	18 July 2023
<b>Case Officer</b>	Chloe Buckingham
<b>Application No.</b>	22/00995/FUL
<b>Site Location</b>	Land At Sparrow Hawk Way, Brockworth
<b>Proposal</b>	Erection of two detached dwellings with associated parking and amenity.
<b>Ward</b>	Brockworth East
<b>Parish</b>	Brockworth
<b>Appendices</b>	Location Plan Existing Site Plan Proposed Elevations Proposed Streetscene Proposed Ground Floor Plan Existing Section Proposed Section
<b>Reason for Referral to Committee</b>	Parish Council Objection
<b>Recommendation</b>	Permit

### Site Location



## 1. The Proposal

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Full application details are available to view online at:  
<https://publicaccess.tewkesbury.gov.uk/online-applications>

- 1.1 The application seeks full planning permission for the erection of 2no. detached dwellings with associated parking and amenity.

The proposal is for two detached, pitched-roof bungalows to be constructed from red brick and roof tiles.

## 2. Site Description

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- 2.1 The site originally formed part of the residential curtilage of Mill Croft Cottage, which is a large, detached property on the north-eastern outskirts of Brockworth. The site is surrounded on three sides by new residential development and there is a large care home to the rear of the site.

- 2.2 Following adoption of the Joint Core Strategy the site does not lie within designated Green Belt land but is within the designated residential development boundary of Brockworth.

## 3. Relevant Planning History

Application Number	Proposal	Decision	Decision Date
03/01540/FUL	Ground and first floor extensions to provide additional accommodation and garage.	PERMIT	01.04.2004
08/00078/OUT	Proposed new house.	REFUSE	12.06.2008
11/00674/OUT	Outline application for the erection of a detached dwelling and garage.	REFUSE	25.10.2011
18/00380/OUT	Erection of new build, detached, 4 bed dwelling within boundary of existing house.	PERMIT	26.09.2018

## 4. Consultation Responses

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

- 4.1 **Brockworth Parish Council-** Objection- the main concerns were the landscape impact, loss of ecology, loss of green space, mature trees (47 in total), and garden, overdevelopment, no need for further additional housing in this area of Brockworth considering the Perrybrook development. Concerns also raised regarding the access, highway impact and parking and the design of the properties not being in-keeping with the wider area.

- 4.2 **Tree Officer** – No objection subject to 3 conditions.
- 4.3 **Ecology**- No objection subject to 3 conditions.
- 4.4 **Highways**- No objection subject to 2 conditions and 2 Informatives
- 4.5 **Drainage**- No objection subject to 2 conditions.

## 5. **Third Party Comments/Observations**

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

- 5.1 Neighbour notifications were posted, and a consultation period of 21 days was carried out and 4 objection comments have been received. The main points being:

- Parking issues - not enough spaces at present and where will visitors park?
- Road too narrow to reverse out of dwellings.
- Overdevelopment
- Highway safety issues- access, parking, pedestrians, construction traffic, emergency vehicle access.
- Loss of mature trees, hedging and wildlife.
- Should only allow 1 dwelling and the access should be shared with the existing property and come out onto Goldfinch Walk.
- Loss of privacy.
- Planning already refused for one dwelling.
- Loss of green space.
- Not appealing if/when neighbours want to sell their properties.
- Trees are currently a nuisance- too large and damaging pathways of neighbouring properties and the leaves/debris is a problem. Trees aren't currently looked after.
- Noise and mess.
- The dwellings will be out of character with the existing properties.
- Access for emergency vehicles.
- Pedestrian safety.
- Sewage problems.
- No space for refuse and recycling.

3 further objection comments were received after second re-consultation. The main points being;

- Regardless of the materials and design of the dwellings, all previous issues remain.

16 further objection comments were received after further re-consultation. All previous comments apply but an additional comment has explained that a bat detector has confirmed that there are actually bats present. **The Councils Ecologist has been consulted and an update will be provided to members at the committee meeting.**

## **6. Relevant Planning Policies and Considerations**

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### **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**

SP2 (Distribution of New Development)  
SD3 (Sustainable Design and Construction)  
SD4 (Design Requirements)  
SD6 (Landscape)  
SD9 (Biodiversity and Geodiversity)  
SD10 (Residential Development)  
SD11 (Housing mix and Standards)  
SD14 (Health and Environmental Quality)  
INF1 (Transport Network)  
INF2 (Flood Risk Management)  
INF3 (Green Infrastructure)

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

RES2 (Settlement Boundaries)  
RES5 (New Housing Development)  
ENV2 (Flood Risk and Water Management)  
NAT1 (Biodiversity, Geodiversity and Important Natural Features)  
TRAC9 (Parking Provision)  
DES1 (Space Standards)

### **6.5 Neighbourhood Development Plan**

None

## **7. Policy Context**

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- 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.

- 7.2 The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), the Tewkesbury Borough Local Plan to 2011-2031 (June 2022) (TBLP), and a number of 'made' Neighbourhood Development Plans.
- 7.3 The relevant policies are set out in the appropriate sections of this report.
- 7.4 Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2021 and its associated Planning Practice Guidance (PPG), the National Design Guide (NDG) and National Model Design Code.

## 8. Evaluation

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### *Principle of development*

- 8.1 Policy SP2 of the JCS and policy RES2 of the TBLP identify Brockworth as an urban fringe settlement. Policy RES2 states that in addition to the settlement hierarchy there are a number of settlements within the Borough that are closely associated with Gloucester or Cheltenham. These settlements do not fit into the Borough's settlement hierarchy as in strategic planning terms they are considered to form part of the urban fringe of Gloucester and Cheltenham. They do however represent sustainable settlements possessing a good range of services and good accessibility to Gloucester and Cheltenham.
- 8.2 Therefore, as the site is located within the defined settlement boundary of Brockworth, the proposal is acceptable in principle subject to compliance with all other policies.

### *Design and Visual Amenity*

- 8.3 Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 8.4 Paragraph 130 of the NPPF states that planning policies and decisions should ensure that developments (amongst other criteria):
- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

- 8.5** JCS Policy SD4 provides that new development should respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness, and addressing the urban structure and grain of the locality in terms of street pattern, layout, mass and form. It should be of a scale, type, density and materials appropriate to the site and its setting.
- 8.6** Criterion 6 of Policy SD10 'Residential Development' of the JCS states the residential development should seek to achieve maximum density compatible with good design, the protection of heritage assets, local amenity, the character and quality of the local environment, and the safety and convenience of the local and strategic road network.
- 8.7** Policy RES5 states that in considering proposals for new housing development regard will be had to the following principles. Proposals should (amongst other criteria):
- be of a design and layout that respects the character, appearance and amenity of the surrounding area and is capable of being well integrated within it;
  - be of an appropriate scale having regard to the size, function and accessibility of the settlement and its character and amenity, unless otherwise directed by policies within the Development Plan;
  - where an edge of settlement site is proposed, respect the form of the settlement and its landscape setting, not appear as an unacceptable intrusion into the countryside and retain a sense of transition between the settlement and open countryside;
  - not cause the unacceptable reduction of any open space (including residential gardens) which is important to the character and amenity of the area;
  - incorporate into the development any natural or built features on the site that are worthy of retention;
- 8.8** There are a mix of dwellings of varying architectural styles in the locality, with several red brick new build properties surrounding the site in contrast to the rendered appearance of Millcroft Cottage.
- 8.9** Within the original submission for this application, the scheme proposed two detached, flat green roof bungalows to be constructed from render with an area of glazed tiles to the front elevation.
- 8.10** Officers considered that the spacing between the dwellings was quite cramped, however, given that the spacing between dwellings on the existing estate is very similar and the layout is a traditional planned form it was considered that two units on this site could be accommodated whilst still retaining appropriate amenity space. However, there was concern regarding the modern design and flat green roofs as well as the use of materials as this is a traditional estate where the predominant material is that of red brick.
- 8.11** Therefore, the applicant was advised that a pair of traditionally designed red brick bungalows may be acceptable here subject to the designs and material proposals. Revised plans were received showing a change in the material to red brick, and also a change to a pitched tiled roof.

- 8.12** Whilst the changes made were an improvement, the design was still considered improvements and were out-of-keeping with the traditionally designed estate. In response the applicant made further changes to the fenestration to the front elevation and now the dwellings are considered to be in-keeping with the character and appearance of the surrounding dwellings and wider street scene.
- 8.13** Overall, subject to the submission of materials samples, the scheme is considered to be acceptable and in compliance with paragraphs 126 and 130 of the NPPF, policies SD4 and SD10 of the JCS, and RES5 of the TBLP.

### ***Trees***

- 8.14** Policy INF3 of with JCS provides that existing green infrastructure, including trees should be protected. Developments that impact woodlands, hedges and trees should be justified and include acceptable measures to mitigate any loss and should incorporate measures acceptable to the Local Planning Authority to mitigate the loss.
- 8.15** Policy NAT1 relates to biodiversity, geodiversity and important natural features and provides that development likely to result in the loss, deterioration or harm to features of environmental quality will not be permitted unless the need/benefits for development outweigh the impact.
- 8.16** There is one lime tree that is proposed to be retained outside of the application site which will leave the silver birch as the only tree that will be retained within the site. In total there will be 40 mostly mature trees removed. The tree survey has categorised these trees as mainly C or U due to 7 being ash and having early signs of ash dieback and the others due to their condition/form and it is confirmed, through consultation with the Tree Officer that these trees would not be suitable for a Tree Preservation Order (TPO). However, regardless of this it is still 40 trees that currently provide urban canopy cover within this location that will be lost.
- 8.17** The tree officer was consulted, and officers agree that on balance, considering that none of the trees are worthy of a TPO, and as at least 7 have ash dieback, the loss of these trees could be mitigated through additional planting.
- 8.18** Officers agree that subject to tree planting, protection and mitigation conditions the scheme is acceptable and compliant with policy INF3 of the JCS and policy NAT1 of the TBLP.

### ***Ecology***

- 8.19** Policy SD9 (Biodiversity and Geodiversity) specifies that the protection and enhancement of the biodiversity and geological resource of the JCS will be achieved by, inter alia, ensuring that European Protected Species and National Protected Species are safeguarded in accordance with the law, and by encouraging new development to contribute positively to biodiversity geodiversity whilst linking with wider networks of green infrastructure. In this respect, Policy NAT1 of the TBLP is also relevant and explains that proposals that will conserve, restore and enhance, biodiversity will be permitted. Proposals will, where applicable, be required to deliver a biodiversity net gain across local and landscape scales, including designing wildlife into development proposals, the connection of sites and large-scale habitat restoration, enhancement and habitat re-creation.

- 8.20** As explained by the ecologist, the updated EA report included consideration of the three ponds within 500m of the proposed development site. The closest pond to the site was accessed (approximately 115m to the southwest) and was found to be a damp depression, and a Habitat Suitability Index (HSI) assessment was not undertaken. The remaining two ponds within 500m of the site were not visited, as access was not provided. The EA report noted that the pond approximately 265m northwest of the site was surveyed in 2020 by an ecological consultancy and was assessed at that time as being of 'below average' suitability to support breeding Great Crested Newts (GCN). The updated EA report included Local Record Centre results confirming a high number of GCN records within 2km of the proposed development site, including records of GCN approximately 180m from the development site, at a garden centre where there are no known ponds. However, a Natural England Rapid Risk Assessment was undertaken for the above development site, returning a result of an offence being 'highly unlikely'.
- 8.21** Reptile presence/absence surveys were undertaken in April and May 2023, and no reptiles (or amphibians) were recorded during these surveys, indicating reptiles are likely to be absent from the proposed development site. The mitigation measures outlined in the EA report for vegetation removal should ensure that the proposed development avoids potential harm to reptiles, in the unlikely event they are present on site. These measures are also considered appropriate to avoid potential harm to GCN, in the unlikely event they are present within the development site boundary. The mitigation detailed in the report would be conditioned if the scheme was acceptable.
- 8.22** The ecologist has explained that the mitigation measures provided for reptiles, bats, birds, badgers and hedgehogs shall be expanded upon in an Ecological Mitigation and Enhancement Strategy which will include a plan detailing the location and specification of ecological enhancement features including bat and bird boxes, and hedgehog holes in any proposed fencing. The Ecological Mitigation and Enhancement Strategy would be provided to the Local Planning Authority prior to commencement and a further condition would also be attached regarding a sensitive lighting scheme.
- 8.23** Officers agree that subject to conditions as explained above, the scheme is acceptable and compliant with policy SD9 of the JCS and policy NAT1 of the TBLP.

### ***Highways***

- 8.24** Policy INF1 'Transport Network' states that developers should provide safe and accessible connections to the transport network to enable travel choice for residents and commuters.
- 8.25** Policy TRAC9 of the TBLP states that proposals for new development that generate a demand for car parking space should be accompanied by appropriate evidence which demonstrates that the level of parking provided will be sufficient. The appropriate level of parking required should be considered on the basis of the following:
- 1) the accessibility of the development;
  - 2) the type, mix and use of development;
  - 3) the availability of and opportunities for public transport;
  - 4) local car ownership levels;
  - 5) an overall need to reduce the use of high emission vehicles; and
  - 6) a comparison of the forecast trip generation and resultant accumulation with the proposed parking provision.



- 8.26** There have been a number of objection comments regarding insufficient parking and highway safety, as well as issues regarding the access for construction and emergency vehicles.
- 8.27** A Transport Assessment has been submitted including swept path tracking for the driveways with parking on-street opposite.
- 8.28** Officers agree that the location is sustainable as it is within 400m of regular service bus stops on the A46 connecting between Cheltenham and Gloucester centres and associated amenities accessible via lit footways. The visibility splays are also sufficient and there are also safe walking and cycling connections to local amenities within Brockworth. Therefore, whilst there have been objections regarding parking, due to the sustainable location, this is not considered to be grounds for refusal. The swept paths provided show that parking on the street would not prevent site dwelling parking.
- 8.29** The two parking spaces per dwelling is also considered to be satisfactory and EV charging points are shown. Whilst the highways officer has recommended a bicycle parking condition, it is noted that there is access down the sides of each property and as such bicycle parking could be provided if required and a condition is not wholly necessary to comply with the policies. A condition shall be attached to ensure adequate drainage of the access and parking and turning area to ensure there is no unacceptable surface water runoff.
- 8.30** Informatives should be attached to explain that the applicant should apply for a licence for the new access and to explain that the contractors should comply with the code of conduct in the Considerate Constructors Scheme to avoid issues regarding noise and issues regarding construction traffic during the course of construction phase.
- 8.31** Officers agree that subject to conditions as explained above, the scheme is acceptable and compliant with policy INF1 of the JCS and policy TRAC9 of the TBLP.

### ***Residential Amenity***

- 8.32** JCS policies SD4 and SD14 require development to enhance comfort, convenience and enjoyment through assessment of the opportunities for light, privacy and external space. Development should have no detrimental impact on the amenity of existing or new residents or occupants.
- 8.33** Policy RES5 states that in considering proposals for new housing development regard will be had to the following principles. Proposals should (amongst other criteria):
- provide an acceptable level of amenity for the future occupiers of the proposed dwelling(s) and cause no unacceptable harm to the amenity of existing dwellings;

- 8.34** Policy DES1 explains that Tewkesbury Borough Council adopts the Government's nationally described space standards. All new residential development will be expected to meet these standards as a minimum. Any departure from the standards, whether for viability of physical achievability reasons, will need to be fully justified at planning application stage. New residential development will be expected to make adequate provision for private outdoor amenity space appropriate to the size and potential occupancy of the dwellings proposed.

- 8.35** Objection comments have explained that there will be a detrimental loss of privacy and noise issues for neighbouring dwellings. However, due to the orientation of the windows and doors in the proposed dwellings and the proximity to other dwellings, it is considered that there will be minimal over-looking, loss of privacy and noise issues for neighbouring dwellings and any future occupiers of the site. Furthermore, there is a sufficient amount of outdoor amenity space to serve both of the dwellings and the room sizes comply with the Nationally Described Space Standards.
- 8.36** The scheme is compliant with policies SD4 and SD14 of the JCS and policy RES5 of the TBLP.

### ***Drainage and Flood Risk***

- 8.37** JCS Policy INF2 advises that development proposals must avoid areas at risk of flooding and must not increase the level of risk to the safety of occupiers of a site and that the risk of flooding should be minimised by providing resilience and taking into account climate change. It also requires new development to incorporate Sustainable Urban Drainage Systems (SUDS) where appropriate to manage surface water drainage. This advice is reflected within the council's Flood Risk and Water Management SPD.
- 8.38** The site is in flood zone 1 where there is a lower risk of flooding and the scheme proposes to deal with surface water runoff via a soakaway.
- 8.39** The first condition shall ensure that no development shall start until a detailed design, maintenance and management strategy and timetable of implementation for the surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority.
- 8.40** The second condition shall ensure that the development hereby permitted shall not be brought in to use/occupied until a SuDS 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, has been submitted to and approved in writing by the Local Planning Authority.
- 8.41** Officers agree that subject to conditions as explained above, the scheme is acceptable and compliant with policy INF2 of the JCS.

### ***Community Infrastructure Levy (CIL)***

- 8.42** The applicants have submitted the relevant CIL forms.

### ***Other issues***

- 8.43** Objection comments have stated that the scheme will not make it appealing if/when neighbours want to sell their properties. However, this is not a material planning consideration and as such has no bearing on the assessment of the application.
- 8.44** Objection comments have stated that 37 Goldfinch Walk was not consulted. However, this address was selected to receive and was sent a neighbour notification from the Council's records.

- 8.45** Objection comments were received to explain that there is no space for refuse and recycling. However, there is space allocated through the gate on the side of both properties.

## **9. Conclusion**

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- 9.1** Section 38(6) of the Town and Country Planning Act 1990 provides that, if regard is to be had to the development plan, the determination must be made in accordance with the development plan unless other material circumstances indicate otherwise. Section 70 (2) of the Act 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.
- 9.2** Given the principle of development is acceptable, officers have considered the other material planning considerations. Amended plans were received which have now overcome concerns in respect of design of the proposed dwellings and ecological impacts.

## **10. Recommendation**

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- 10.1** It is considered that the scheme as amended and subject to compliance with conditions would result in a high-quality development which would have an acceptable impact on neighbouring amenity, the character of the area and would comply with relevant policies in the plan. It is therefore recommended that application is **PERMITTED** subject to any additional/amended planning conditions.

## **11. Conditions**

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- 1** The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: Required to be imposed by 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 development hereby permitted shall be carried out in accordance with the following plan references:

Proposed Ground Floor Plan (200 SK 150 REV A)  
Proposed Elevations (200 SK 160 REV A)  
Proposed Street scene (200 SK 167 REV)  
Proposed Section A (200 SK 170 REV)  
Location Plan (200 001)  
Existing Site Plan (200 010)  
Existing Section A (200 030)

except where these may be modified by any other conditions attached to this permission.

Reason: To ensure that the development is carried out in accordance with the approved plans

- 3** No work above floor plate level shall be carried out until samples of the wall and roof materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a high-quality finish to the development in the interest of the visual amenities of the area.

- 4** The development hereby approved shall not be brought into use until the access, parking and turning facilities include drainage to prevent highway runoff between individual buildings to the nearest public highway. This shall be submitted and approved in writing by the Council prior to first use of the access, parking and turning facilities and maintained thereafter.

Reason: To ensure conformity with the submitted details in compliance with JCS policy INF1.

- 5** The trees/hedgerows to be removed shall be replaced during the first planting season following removal by trees/hedgerows of a species, size and in locations that have first been submitted to and approved in writing by the Local Planning Authority. Any replacement trees/hedgerows which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year period.

Reason: In the interests of visual amenity and the character and appearance of the area.

- 6** Before the first use/occupation of the development hereby permitted, full details of proposed tree/hedgerow planting shall be submitted to and approved in writing by the Local Planning Authority. The details shall include location, species and sizes, planting specifications, maintenance schedule, provision for guards or other protective measures. The details shall include the tree pit design and location, type and materials to be used for hard landscaping including specifications. All planting shall be carried out in accordance with the approved details in the first planting season following the completion or first occupation/use of the development, whichever is the sooner. The planting shall be maintained in accordance with the approved schedule of maintenance. Any trees or plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure adequate provision for trees/hedgerows, in the interests of visual amenity and the character and appearance of the area.

- 7** The mitigation measures included within the updated Ecological Appraisal (Issue 3) (Crossman Associates, May 2023) should be strictly adhered to. In addition, proposed construction works should be undertaken outside of the main nesting bird season (March to August inclusive), to avoid potential harm to nesting birds. If this is not possible, a nesting bird check should be undertaken by a suitably qualified ecologist immediately prior to commencement of works.

Reason: To protect biodiversity and protected species.

- 8** Any proposals for external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the dwelling. The lighting scheme shall include, amongst other things, the location and specification of the lighting supported by contouring plans demonstrating any light spill into adjacent habitats. The lighting scheme shall be implemented in accordance with the approved details.

Reason: In the interests of biodiversity and protected species.

- 9** Prior to commencement of works an Ecological Mitigation and Enhancement Strategy should be submitted to and approved in writing by the Local Planning Authority. The strategy should ensure that the future development of the site retains existing features and habitats of ecological value, minimises the impact upon protected species (e.g. bats, nesting birds, hedgehogs, reptiles, amphibians, badgers) and maximises the potential of retained habitats to enhance biodiversity. It should include:
- Detailed mitigation and enhancements for bats, nesting birds, hedgehogs, amphibians, and reptiles, where applicable.
  - Retention and protection of mature trees within future development (where possible) and landscaping proposals to retain connectivity within the wider landscape. It should also include a plan detailing all enhancements, locations, and specifications.

Reason: In the interests of biodiversity and protected species.

- 10** No development shall start until a detailed design, maintenance and management strategy and timetable of implementation for the surface water drainage strategy presented in the Surface and Foul Water Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The submitted details must demonstrate the technical feasibility and viability of the proposed drainage system through the use of SuDS to manage the flood risk to 2 the site and elsewhere and the measures taken to manage the water quality for the lifetime of the development. The scheme for the surface water drainage shall be implemented in accordance with the approved details and timetable and shall be fully operational before the development is first put in to use/occupied.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby reducing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality.

- 11** The development hereby permitted shall not be brought in to use/occupied until a SuDS 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, has been submitted to and approved in writing by the Local Planning Authority. The approved SuDS maintenance plan shall be implemented in full in accordance with the approved details for the lifetime of the development.

Reason: To provide for the continued operation and maintenance of sustainable drainage features serving the site and to ensure that the development does not result in pollution or flooding, to improve water quality at point of discharge.

## 12. Informatives

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- 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 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.
- 2 The application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.
- 3 The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or [highways@gloucestershire.gov.uk](mailto:highways@gloucestershire.gov.uk) before commencing any works on the highway. Full Details can be found at [www.gloucestershire.gov.uk](http://www.gloucestershire.gov.uk) .

### 4 Construction Management Statement (CMS)

It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particularly reference is made to "respecting the community" this says:

Constructors should give utmost consideration to their impact on neighbours and the public

- o Informing, respecting and showing courtesy to those affected by the work;
- o Minimising the impact of deliveries, parking and work on the public highway;
- o Contributing to and supporting the local community and economy; and
- o Working to create a positive and enduring impression, and promoting the Code.

Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues.

Contractors should ensure information shared with the local community relating to the timing of operations and contact details for the site coordinator in the event of any difficulties. This does not offer any relief to obligations under existing Legislation.

5. No removal of trees/scrub/hedgerows shall be carried out on site between 1st March and 31st August inclusive in any year.