

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure)
(England) Order 2015

PERMISSION FOR DEVELOPMENT

Application number: 18/01239/FUL

Date application valid: 21st December 2018

Location: Land Adjacent To Hucclecote Road And Golf Club Lane, Brockworth, Gloucestershire

Proposal: Erection of 166 new homes including 40% affordable housing provision, 163 sq meters of flexible commercial/community uses (A1,A2,A3,A4,A5,B1 and D1) public open space ad associated infrastructure.

In pursuance of their powers under the above mentioned Act, the Borough Council as Local Planning Authority **HEREBY PERMITS** the development described hereunder in accordance with the submitted application and the accompanying plan(s), but subject to the conditions hereunder stated.

Condition(s) and reason(s) attached to permission

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of 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 approved plans

- 1657 100 Rev C Planning Layout
- 1657 102 Rev B Community Layout
- 1657 104 Rev B Materials Layout
- 1657 105 Rev B Enclosures Layout
- 1657 106 Rev B Affordable Layout
- 1657 107 Rev B Refuse & Cycle Strategy
- 1657 108 Rev A Street Scenes
- 1657 109 Tree Section
- 1657 110-1 Rev C External Works Sheet 1 of 2
- 1657 110-2 Rev C External Works Sheet 2 of 2
- 1657 150 Rev A Eastbourne
- 1657 151 Rev A Ashmore
- 1657 152 Rev A Ashmore
- 1657 152-1 Rev A Ashmore
- 1657 153 Rev A Ashford
- 1657 154 Rev A Ashford
- 1657 154-1 Rev A Ashford
- 1657 154-2 Rev A Ashford
- 1657 155 Rev A Alveston
- 1657 156 Rev A Alveston
- 1657 156-1 Rev A Alveston
- 1657 156-2 Rev A Alveston

- 1657 157 Rev A Broughton
- 1657 158 Rev A Broughton
- 1657 159 Rev A Andover
- 1657 160 Rev A Andover
- 1657 160-1 Rev A Andover
- 1657 160-2 Rev A Andover
- 1657 161 Rev A Monnow
- 1657 162 Rev A Monnow
- 1657 163 Rev A Mythe
- 1657 164 Rev A Mythe
- 1657 165 Rev A Mythe
- 1657 166 Rev A Mythe
- 1657 167 Rev A Mythe
- 1657 168-1 Rev A Apartment Block Second and Third Floor Plan
- 1657 168 Rev B Apartment Block Ground and First Floor Plan
- 1657 169 Rev C Apartment Block Elevations
- 1657 200 Carport Details
- 1657 201 Pergola Details - Double
- 1657 202 Pergola Details - Single
- 1657 203 Rev A Bin and Cycle Stores
- 1657 204 Rev A Bin and Cycle Stores
- 1798 100-3 L Engineering Layout
- Edp4953_d001K Detailed Hard and Soft Landscape Plan (Sheet 1 of 5)
- Edp4953_d001K Detailed Hard and Soft Landscape Plan (Sheet 2 of 5)
- Edp4953_d001K Detailed Hard and Soft Landscape Plan (Sheet 3 of 5)
- Edp4953_d001K Detailed Hard and Soft Landscape Plan (Sheet 4 of 5)
- Edp4953_d001K Detailed Hard and Soft Landscape Plan (Sheet 5 of 5)
- Edp4953_d002K Landscape Strategy
- Engineering Layout Sheet 1 1798 100-1 Rev C
- Engineering Layout Sheet 2 1798 100-2 Rev C
- Road and Drainage longitudinal sections 1798 102 Rev
- Tactile Paving and Signage Layout 1798 100-3 Rev A
- Highway Construction Details Sheet 1 1798 105-1
- Highway Constructions Detail Sheet 2 1798 105-2

Reason: For the avoidance of doubt and in the interest of proper planning.

3. The finished floor levels after the completion of the development shall accord entirely with the approved details on drawing numbers

- 1798 100-1 C Engineering Layout Sheet 1
- 1798 100-2 C Engineering Layout Sheet 2
- 1798 100-3 L Engineering Layout

unless otherwise agreed in writing by the local planning authority

Reason: To ensure that the development integrates harmoniously with the surrounding development and to safeguard the amenities of residents of adjoining properties.

4. All planting, seeding and turfing detailed in the approved Landscaping Scheme as set out in drawing numbers:

- Edp4953_d001K Detailed Hard and Soft Landscape Plan (Sheet 1 of 5)
- Edp4953_d001K Detailed Hard and Soft Landscape Plan (Sheet 2 of 5)
- Edp4953_d001K Detailed Hard and Soft Landscape Plan (Sheet 3 of 5)
- Edp4953_d001K Detailed Hard and Soft Landscape Plan (Sheet 4 of 5)
- Edp4953_d001K Detailed Hard and Soft Landscape Plan (Sheet 5 of 5)
- Edp4953_d002K Landscape Strategy

shall be carried out in the first planting and seeding season following the first occupation of any building within any individual phase of development as set out in approved phasing masterplan 1657 175-1 B, or on completion of development of work within the individual phase of development, whichever is the sooner. Any trees or plants which, within a period of five years from completion of the development completion of an individual phase, 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.

Reason: In the interests of amenity and to secure a satisfactory standard of landscaping

5. The materials to be used for external surfaces, including walls, roofs and doors shall be in accordance with approved plan 1657 104 Rev B.

Reason: To secure a satisfactory external appearance

6. Notwithstanding condition 5 above, the materials to be used for external surfaces for the apartment block, including walls and roofs, hereby permitted shall be constructed entirely of the material details of which are shown on approved plan number 1657-169-C

Reason: To secure a satisfactory external appearance

7. The enclosures and boundary treatment for the development hereby permitted shall be constructed entirely in accordance with approved plan 105 Rev B.

Reason: In the interests of residential amenity and to secure a satisfactory standard of landscaping

8. The site waste management during the construction phase of the development shall be shall be fully implemented in accordance with the Site Waste Management Plan prepared by the Edenstone Group dated 24th May 2019.

Reason: To ensure the effective implementation of waste minimisation in accordance with Gloucester, Cheltenham, Tewkesbury Joint Core Strategy Policy SD3 - Sustainable Design and Construction; Gloucestershire Waste Core Strategy: Core Policy WCS2 - Waste Reduction; and paragraph 8 of the National Planning Policy for Waste (NPPW).

9. Prior to the first occupation of any building within any individual phase of development as set out in approved phasing masterplan 1657 175-1 Rev B, all details for facilitating the recycling of waste generated during the occupation of development within the individual phase of development shall be fully implemented in accordance with the following drawings:

- Plan 1657 107 B - Refuse and Cycling Strategy uploaded 31st July
- Plan 1657 203 A Apartment Bin and Cycle Stores uploaded 31st July
- Plan 1657 204 A Apartment Bin and Cycle Stores uploaded 31st July

Reason: To ensure the effective implementation of waste minimisation in accordance with Gloucester, Cheltenham, Tewkesbury Joint Core Strategy Policy SD3 - Sustainable Design and Construction; Gloucestershire Waste Core Strategy: Core Policy WCS2 - Waste Reduction; and paragraph 8 of the National Planning Policy for Waste (NPPW).

10. Prior to occupation of the first dwelling hereby permitted the site shall be remediated in accordance with the Integral Geotechnique Outline Remediation Strategy Report dated May 2019 (Ref: 12352/LP/19/ORSR) and follow up letter from Integral Geotechnique dated 15th July 2019.

The Local Planning Authority shall be given 2 weeks written notification of commencement of the remediation scheme works and results from soil sampling shall be provided to the Local Planning Authority in advance of remediation works commencing on each phase identified in a phasing scheme which shall be submitted to and approved in writing by the Local Planning Authority before work starts on the site.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the Local Planning Authority for approval prior to the occupation of any dwelling.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

11. Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the Local Planning Authority. Development on that part of the site affected shall be suspended and a risk assessment carried out by a competent person and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

12. Phases 1, 2, 3 and 13 of the development hereby permitted shall not be occupied until the first 20m of the proposed access roads (road infrastructure phase 1), as demonstrated on drawing ref. 175 Rev. B, including the junction with the existing public road and associated visibility splays, have been completed to at least binder course level.

Phases 4, 5, 6, 7, 8, 9, 10, 11 and 12 of the development hereby permitted shall not be occupied until the first 20m of the proposed access roads (road infrastructure phase 2), as demonstrated on drawing ref. 175 Rev. B, including the junction with the existing public road and associated visibility splays, have been completed to at least binder course level.

Reason: To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.

13. No individual dwelling hereby permitted shall be occupied until the vehicular parking and turning facilities associated with that dwelling has been provided in accordance with the submitted plan drawing no. 1657 100 Rev. C, and those facilities shall be maintained available for those purposes thereafter.

Reason: To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with the paragraphs 108 and 110 of the National Planning Policy Framework.

14. Notwithstanding the submitted details, the construction of the car parking associated with each building within the development (including garages and car ports where proposed) shall be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Reason: To ensure that the development incorporates facilities for charging plug-in and other ultra-low emission vehicles in accordance with paragraph 110 of the National Planning Policy Framework.

15. No individual dwelling shall be occupied until a minimum of 1 no. cycle storage facility related to that dwelling has been provided and those facilities shall be maintained available for those purposes thereafter.

Reason: To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 108 of the National Planning Policy Framework.

16. Notwithstanding the submitted details, no individual dwelling shall be occupied within each phase of development as demonstrated on drawing ref. 175 Rev. B, until delineated at grade pedestrian corridors within each phase of the development (including to the rear of car parking spaces without an adjacent footway where necessary) have been completed, provided and made available for use.

Reason: To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with the paragraphs 108 and 110 of the National Planning Policy Framework

17. No individual dwelling on phases 1, 2, 3 and 13 shall be occupied until the 3m wide footway/cycleway between plots 28-43 and 35-36 (running north to south) with cycle restraint features (and relevant warning signs and corduroy tactile paving) at either end have been provided in accordance with drawing ref. 100-3 Rev. A Tactile Paving and Signage Layout and made available for public use.

No individual dwelling on phases 4, 5, 6, 7, 8, 9, 10, 11 and 12 shall be occupied until the 3m wide footway/cycleway to the east of plot 62 (running north to south) with cycle restraint features (and relevant warning signs and corduroy tactile paving) at either end have been provided in accordance with drawing ref. 100-3 Rev. A Tactile Paving and Signage Layout and made available for public use.

Reason: To ensure that appropriate opportunities to promote sustainable transport modes can be taken up in accordance with paragraph 108 of the National Planning Policy Framework.

18. Notwithstanding the submitted details, dropped kerb tactile/corduroy crossing points at all road junctions and aligning with key pedestrian and cycle desire lines in infrastructure phase 1 shall be provided and made available for public use prior to the completion of each phase (as demonstrated on drawing ref. 175 Rev. B) of the development hereby permitted.

Reason: To ensure that safe and suitable access to the site can be achieved for all users and that the priority is first given to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second - so far as possible - to facilitating access to high quality public transport, in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.

19. Notwithstanding the submitted details, all traffic calming measures throughout the site shall be constructed as to provide vertical deflection to control vehicle speeds.

Reason: To minimise the scope of conflicts between pedestrians, cyclists and vehicles in accordance with paragraph 110 of the National Planning Policy Framework.

20. No building on the development hereby permitted shall be occupied until the carriageway(s) (including surface water drainage/disposal, vehicular turning head(s) and street lighting) providing access from the nearest public highway to that dwelling have been completed to at least binder course level and the footway(s) to surface course level.

Reason: To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians in accordance with paragraphs 108 and 110 the National Planning Policy Framework.

21. Prior to occupation of the development hereby permitted details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established.

Reason: To ensure that safe, suitable and secure access is achieved and maintained for all people that minimises the scope for conflict between traffic and cyclists and pedestrians in accordance with paragraph 108 and 110 the National Planning Policy Framework and to establish and maintain a strong sense of place to create attractive and comfortable places to live, work and visit as required by paragraph 127 of the Framework.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to access and tackle any property fire in accordance with paragraph 110 of the National Planning Policy Framework.

22. No more than 50 dwellings on the development hereby permitted shall be occupied until the Golf Club Lane bus shelters (Stop IDs: glodjwmd and glodjwjm) located on Hucclecote Road have been upgraded to Clear Channel shelters with seating and lighting and have been made available for public use.

Reason: To ensure that appropriate opportunities to promote sustainable transport modes can be taken up in accordance with paragraph 108 of the National Planning Policy Framework.

23. Phase 3 of the development hereby permitted, as demonstrated on drawing ref. 175 Rev. B, shall not be occupied until the access onto Hucclecote Road has been fully closed up with the adjacent footway reinstated to full height and with full height kerbing at the carriageway edge.

Reason: To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with paragraph 108 of the National Planning Policy Framework.

24. Throughout the construction period of the development hereby permitted provision shall be within the site that is sufficient to accommodate the likely demand generated for the following:

- i. parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. wheel washing facilities

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods in accordance with paragraph 110 of the National Planning Policy Framework.

25. The approved Travel Plan shall be implemented in accordance with the details and timetable therein (with the exception that it will be fully funded and undertaken by the developer), and shall be continued thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The development will generate a significant amount of movement and to ensure that the appropriate opportunities to promote sustainable transport modes are taken up in accordance with paragraphs 108 and 111 of the National Planning Policy Framework.

26. The surface water drainage scheme hereby permitted shall be carried out fully in accordance with:

- Engineering Layout Sheet 1 1798 100-1 Rev C
- Engineering Layout Sheet 2 1798 100-2 Rev C
- Road and Drainage longitudinal sections 1798 102 Rev
- Micro Drainage Model Results 1798 - WINDE.MDX 15/03/2019

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding

27. No development shall take place above DPC level until drainage plans for the disposal of foul and surface water flows have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

28. No A3 (food and drink for consumption on the premises), A4 (public house, wine-bar or other drinking establishment) and A5 (hot food for consumption off the premises), use shall start until ventilation and cooking fume control measures have been installed in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter the equipment shall be properly maintained and the A3, A4 and A5 use shall only operate whilst the equipment is operational.

Reason: To protect the amenities of the occupiers of adjoining property

29 No commercial use shall commence in the commercial units hereby permitted until a noise attenuation scheme to attenuate the noise from any noise-generating plant, equipment, fans, air conditioning units, ventilation equipment or similar equipment has been submitted to and approved in writing by the Local Planning Authority. Thereafter the commercial use shall only operate in accordance with the approved details.

Reason: To protect the amenities of the occupiers of adjoining property

30. The opening hours for the commercial units shall be restricted to between the hours of 0800 to 2300 Monday to Saturday and 1000 to 2230 on Sundays and public/bank holidays.

Reason: To protect the amenities of the occupiers of adjoining property

31. No deliveries shall be taken or dispatched from the commercial units outside of the hours of 0730 to 2300 Monday to Saturday and 0930 to 2230 on Sundays and public/bank holidays.

Reason: To protect the amenities of the occupiers of adjoining property

32. No goods, materials, stalls, erections and any other obstruction whatsoever of any kind shall be stored outside any non-residential building.

Reason: To protect the amenities of the occupiers of adjoining property and in the interests of visual amenity

33. The development hereby approved shall be completed in strict accordance with measures specified in PROPG ACOUSTIC DESIGN STATEMENT REPORT AS10584.180802.R2.4.docx prepared by Clarke Saunders Acoustics received by the Local Planning Authority on 26th June 2019 and Appendix A - Mitigation Strategy prepared by Clarke Saunders Acoustics received 11th December 2019, to ensure that noise levels within each dwelling hereby permitted will meet the recommended noise levels set out in BS8233:2014 "Guidance on Sound Insulation and Noise Reduction for Buildings" Table 4'. For the avoidance of doubt the provisions of Note 7 of BS8233:2014 "Guidance on Sound Insulation and Noise Reduction for Buildings" Table 4 are not applied.

Prior to any of the dwellings shaded red in Plan AS10584/SP2 and dwellings 70, 71, 122, 123, being occupied, in each respective phase, as set out in approved phasing masterplan 1657 175-1 B, the developer shall submit a post completion noise monitoring methodology for comment and approval and undertake post completion noise monitoring, in line with the approved methodology, and submit the results for final approval by the Local Planning Authority. Any post completion testing in a room served by mechanical ventilation shall have the ventilation system operating when post completion testing is undertaken.

No dwelling shaded red in AS10584/SP2, or dwellings 70, 71, 122 and 123, shall be occupied until the post completion noise monitoring demonstrates that noise levels within each dwelling hereby permitted will meet the recommended noise levels set out in BS8233:2014 "Guidance on Sound Insulation and Noise Reduction for Buildings" Table 4'.

The implemented noise mitigation measures within each dwelling hereby permitted shall thereafter be retained.

The post completion noise monitoring methodology shall include details and confirmation of the following:

- o Selection of sample rooms in plots covered by AS10584/SP2 and in plots 70, 71, 122 and 123
- o Suitable site conditions, including closed windows but open attenuated trickle vents and CMEV operating where specified
- o Suitable environmental conditions including weather and typical activity around site including road traffic conditions

Reason: To protect the residential amenity of future occupiers and in the interests of businesses operating within the vicinity

34. The development hereby permitted shall be carried out in accordance with the mitigation measures set out in Section 5 of the Ecological Appraisal Report Reference edp4953_r001e 2 dated 2018 prepared by The Environmental Dimension Partnership Ltd.

Reason: To ensure proper provision is made to safeguard protected species and their habitats in accordance with the guidance set out in the NPPF

35. The development hereby permitted shall take place in accordance with the Arboriculture Impact Assessment and Draft Tree Protection Plans as submitted by Treescene Ltd on 13th March 2019. The tree protection measures must be installed prior to any development commencing on site.

Reason: To ensure that retained trees are not damaged during the construction process and in the long term interests of local amenity value.

36. Prior to construction of the proposed low level wall on plan Tree (T45) Section, detailed cross section drawings demonstrating the footings of the wall showing the root deflection of the tree shall be submitted to and approved in writing by the Local Planning Authority. The low level wall shall be fully implemented in accordance with the details so approved.

Reason: To protect the retained tree

37. Prior to occupation of each dwelling hereby permitted, an Information Pack setting out the location and sensitivities of the Cotswold Beechwoods Special Area of Conservation, Cotswold Commons & Beechwoods Site of Special Scientific Interest, Range Farm Meadows Site of Special Scientific Interest and Hucclecote Meadows Site of Special Scientific Interest shall be submitted to and approved in writing by the Local Planning Authority and thereafter two copies of the approved information pack shall be issued to each new residential occupier prior to the occupation of each respective new dwelling hereby permitted.

The Information Pack shall include reference to the sensitivities of these sites, messages to help the new homeowners and their families enjoy informal recreation at these sites and how to avoid negatively affecting them, alternative locations for recreational activities and off road cycling, and recommendations to dog owners for times of year dogs should be kept on lead when using sensitive sites (i.e. to avoid disturbance to nesting birds).

Reason: To ensure no adverse effects on the integrity of the Cotswold Beechwoods Special Area of Conservation, Cotswold Commons & Beechwoods Site of Special Scientific Interest, Range Farm Meadows Site of Special Scientific Interest and Hucclecote Meadows Site of Special Scientific Interest as a result of the development.

Informative:

1. In accordance with the requirements of the NPPF the Local Planning Authority has worked with the applicant in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area by negotiating amendments to the layout.
2. The offsite works on the existing highway network must be undertaken by the Highway Authority or its appointed agents. An Agreement under Section 278 of the Highways Act 1980 will be required.
3. The applicant/developer is advised to contact Gloucestershire Highways 08000 514 514 to discuss whether your development will require traffic management measures on the public highway.
4. The applicant is advised that it is an offence under section 161 of the Highway Act 1980 to deposit anything on a highway the consequence of which a user of the highway is injured or endangered. It is strongly recommended that during any forms of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided and used within the site, to prevent contamination and damage to the adjacent roads.
5. The developer will be expected to meet the full costs of supplying and installing the associated infrastructure.
6. The applicant/developer is advised that to discharge condition 21 that the local planning authority requires a copy of a completed dedication agreement between the applicant/developer and the Local Highway Authority or the constitution and details of a private managements and maintenance company confirming funding, management and maintenance regimes.
7. GCC currently has no technical specification for shared space. This is an adoption matter to which GCC are not obliged to adopt any highway. GCC will only adopt roads that meet our published technical specification.

Date of decision: 10.12.2020



Development Manager
duly authorised in that behalf

PLEASE SEE NOTES OVERLEAF

NOTES

APPEALS TO THE DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT (DCLG)

If the applicant is aggrieved by the decision of the Local Planning Authority to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State, under Section 78 of the Town and Country Planning Act, 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice using a form which you can get from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or from the appeals area on www.gov.uk/topic/planning-development/planning-permission-appeals Some personal information will be displayed on this website please contact the Planning Inspectorate on 0303 444 00 00 if you have any concerns

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of the Development Order and to any directions given under a Development Order.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Tewkesbury Borough Council is a charging authority for the Community Infrastructure Levy (CIL). It is important that you ensure that the requirements of the CIL Regulations are met (including notification requirements and those that need to be met prior to commencement of development and/or following completion of development) to ensure that you avoid any unnecessary surcharges and that any relevant relief, exemption or instalment policy is applied. Further information regarding CIL can be found on our website at <https://www.tewkesbury.gov.uk/planning> or you can contact us at cil@tewkesbury.gov.uk.

PURCHASE NOTICES

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act, 1990.

PARTY WALL ACT & RIGHT TO ENTER

Your attention is drawn to the Party Wall Act 1996. Further information is available on [Party Wall Act](#)

This permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary.

ENFORCEMENT ACTION

Attention is drawn to the fact that any failure to adhere to the details of approved plans or to comply with conditions attached to consents constitutes a contravention of the provisions of the Town and Country Planning Act, 1990 in respect of which enforcement action may be taken.

CUSTOMER SATISFACTION QUESTIONNAIRE

The Development Management team want to continually improve the service we provide by reviewing what we do and your feedback about the service you have received is really important to us. We would appreciate if you could take part in our short online questionnaire, it should take around 5 minutes to complete. Please click on the following link to access the questionnaire:
<https://www.tewkesbury.gov.uk/forms/planning-application-service-questionnaire>

DISCHARGE OF PLANNING CONDITIONS

There are often conditions attached to planning permissions that need further details, for example, samples of materials. This additional information must be submitted to us for formal agreement - known as 'discharge of conditions'. Further details can be found on our website:
<https://www.tewkesbury.gov.uk/discharge-of-planning-conditions>.

OTHER INFORMATION

This permission relates to planning control only. Any other statutory consent necessary must be obtained from the appropriate authority. Building Regulations consent for the development may be necessary and you should approach the Building Control section on BuildingControl@cheltenham.gov.uk.

If the work authorised by this permission involves the alteration to an access or the crossing of the highway verge or kerb, you are requested to consult the County Highways Divisional Manager before commencing such work. The address of the Gloucestershire Highways, Imperial Gate Business Park, Corinium Avenue, Barnwood, Gloucester, GL4 3BW

If the work authorised by this permission requires the supply of utility or other public services, you are requested to contact the appropriate statutory or other undertaker as soon as possible following the receipt of this decision. Failure to do so may result in a delay in the provision of these services.