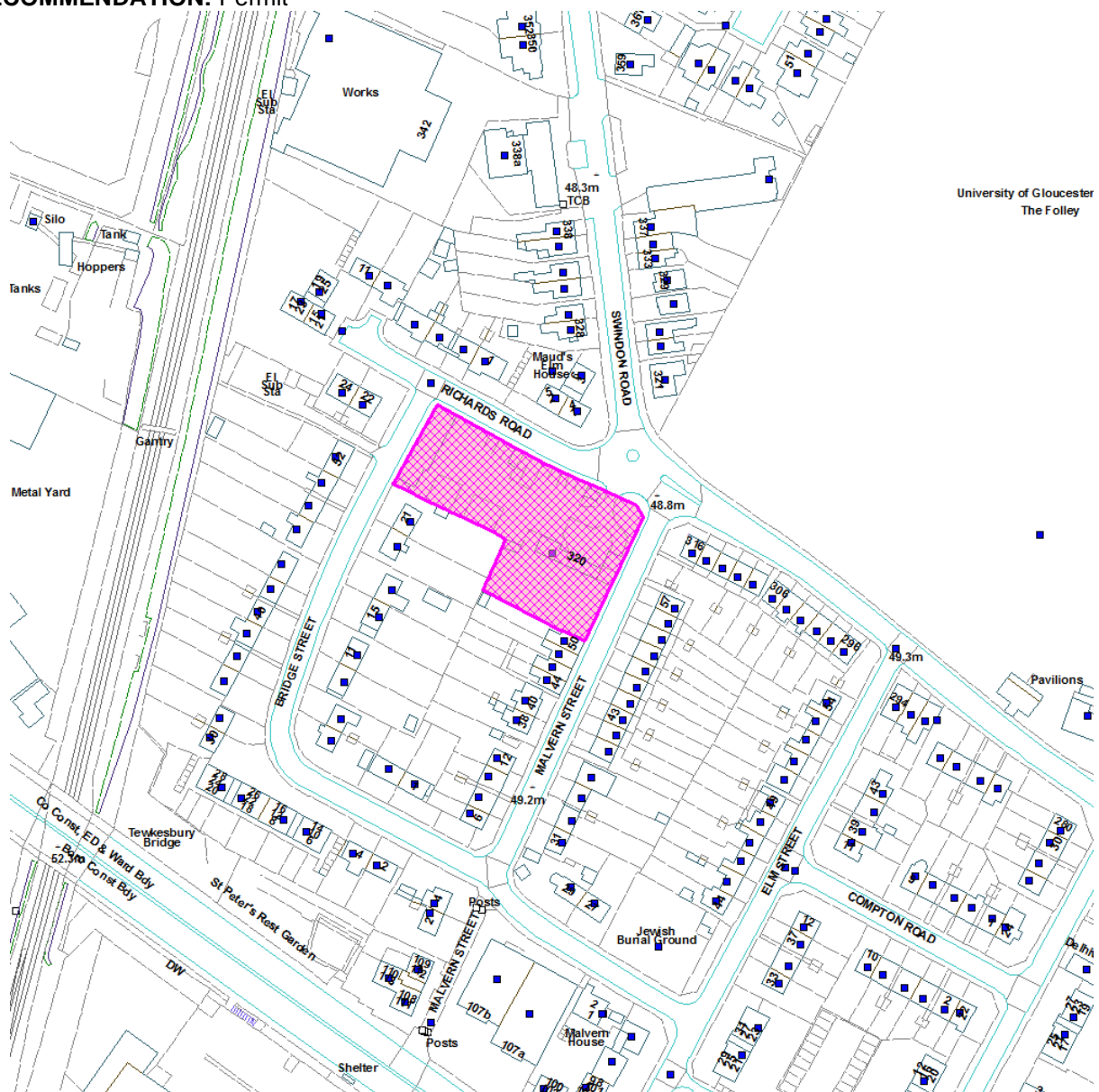


APPLICATION NO: 24/00642/CONDIT	OFFICER: Mr Ben Warren
DATE REGISTERED: 16th April 2024	DATE OF EXPIRY: 16th July 2024
DATE VALIDATED: 16th April 2024	DATE OF SITE VISIT:
WARD: Swindon Village	PARISH:
APPLICANT: Cheltenham Borough Homes	
AGENT: WSP	
LOCATION: 320 Swindon Road Cheltenham Gloucestershire	
PROPOSAL:	Variation of condition 2 (approved plans), 6 (hard and/or soft landscaping) and 17 (Solar PV panels and air source heat pumps) of granted permission 21/02038/FUL. Amendments to the proposed plans and clarification regarding the energy strategy.

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site known previously as Mauds Elm, formerly comprised a farmhouse style dwelling with outbuilding, now demolished. The site is located within Cheltenham's Principle Urban Area (PUA) and is surrounded by existing residential development on Malvern Street, Richards Road and Bridge Street.
- 1.2 Planning permission was granted in 2021 under planning ref:21/02038/FUL for the Demolition of all existing buildings and erection of 24 dwellings comprising seven houses and 17 apartments (Use Class C3), and other associated works including access, infrastructure, landscaping, and parking. Since the application was permitted, condition 16 and condition 22 of the original consent have been discharged, and subsequently the existing building have been demolished and site cleared. The original planning permission has therefore been commenced and the planning permission is extant. This has been confirmed in writing by the Councils Compliance Team.
- 1.3 The applicant, Cheltenham Borough Homes (CBH) is seeking permission to vary condition 2, 6 and 17 of the original consent which relate to the approved plans, the hard and soft landscaping details and the renewable technologies. The application is submitted in order to allow for various changes to the approved scheme. These changes have been set out in the applicants planning statement, but in summary these include:
- Minor site layout changes – relocation of bin stores, inclusion of bin collection point, relocation of Air Source Heat Pump's for dwellings, amendment to proposed landscaping details
 - Building modifications – change in window type and design, change in material details
 - Apartment block modifications – minor change in plan form and internal layout, amendment to rear balcony details.
 - Clarification of energy strategy for Apartment block – technology to include Ground Source Heat Pump/s
- 1.4 The application is at planning committee as CBH is the applicant.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Principal Urban Area
Smoke Control Order

Relevant Planning History:

21/00948/PREAPP 20th May 2021 CLO

Demolition of all existing buildings and erection of 7 dwellinghouses and one block of 17 apartments (Use Class C3), and other associated works including access, infrastructure, landscaping, and parking.

21/02038/FUL 19th November 2021 PER

Demolition of all existing buildings and erection of 24 dwellings comprising seven houses and 17 apartments (Use Class C3), and other associated works including access, infrastructure, landscaping, and parking

21/02796/DISCON 27th January 2022 DISCHA

Discharge of conditions 22 (Construction Method Statement) of planning permission 21/02038/FUL

21/02817/DISCON 27th January 2022 DISCHA

Discharge of conditions 16 (contaminated land) of planning permission 21/02038/FUL

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 5 Delivering a sufficient supply of homes

Section 8 Promoting healthy and safe communities

Section 9 Promoting sustainable transport

Section 11 Making effective use of land

Section 12 Achieving well-designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

Adopted Cheltenham Plan Policies

D1 Design

BG1 Cotswold Beechwoods Special Area Of Conservation Recreation Pressure

SL1 Safe and Sustainable Living

GI2 Protection and replacement of trees

GI3 Trees and Development

Adopted Joint Core Strategy Policies

SD3 Sustainable Design and Construction

SD4 Design Requirements

SD9 Biodiversity and Geodiversity

SD10 Residential Development

SD11 Housing Mix and Standards

SD12 Affordable Housing

SD14 Health and Environmental Quality

INF1 Transport Network

INF2 Flood Risk Management

INF3 Green Infrastructure

INF4 Social and Community Infrastructure

INF5 Renewable Energy/Low Carbon Energy Development

INF6 Infrastructure Delivery

INF7 Developer Contributions

Supplementary Planning Guidance/Documents

Affordable housing (2004)

Development on garden land and infill sites in Cheltenham (2009)

Flooding and sustainable drainage systems (2003)

4. CONSULTATIONS

Gloucestershire Centre For Environmental Records

26th April 2024 - Report available to view in documents tab.

5. PUBLICITY AND REPRESENTATIONS

- 5.1 The application has been advertised by way of a site notice and letters sent to 35 neighbouring land users. No letters of representation have been received in response to this neighbour notification process.

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 Under section 73 of the Town and Country Planning Act, applications can be made to vary or remove conditions associated with a planning permission; in this instance the applicant has submitted a Section 73 application to vary condition 2, 6 and 17 of the consented scheme (planning ref:21/02038/FUL). The conditions relate to the approved plans, the landscaping layout/details and the renewable technologies.

6.3 As the application relates to the variation of conditions, the only consideration is the acceptability of the proposed changes as amendments to the permitted scheme. The principle of development having already been established as acceptable in the granting of the original permission, which remains extant. For completeness, the officer comments below should be read in conjunction with the officer report for the original consent.

6.4 The proposed changes being sought within this application include the following:

- Change in material specifications
- Changes in elevation treatment for the apartment block
- Proposed use of grey uPVC windows instead of aluminium
- Changes in window design and sizes across all elevations
- Relocation of bin storage from front to rear of houses and inclusion of bin collection point
- Relocation of ASHP's from the front to the rear of the houses
- Omission of green roofs on bin and bike stores
- Omission of sheds, paths and planters from rear gardens of houses
- Reduction of insets for apartment building
- Amendment of balcony design to rear of apartment building
- Change in boundary treatment on Bridge Street from Brick wall to timber fence
- Omissions of vegetable planters to rear of apartment block
- Change in some surface materials from block paving to tarmac
- Clarification of energy strategy for apartment block

6.5 Given the changes proposed, the relevant considerations relate to design, landscaping, impact on neighbouring amenity and sustainability.

6.6 Design

6.7 This revised proposal includes a number of changes across the site that have an impact on the design and appearance of the development. In the main, these changes relate to the apartment block, but minor changes are proposed to external areas of the houses.

- 6.8 With regards to the houses, the application proposes to move the bin stores from the front of the properties to the private rear amenity spaces, officers consider this to be acceptable and provides increased provision of planting to the front of the site which will be of benefit in terms of the appearance of the development in the street scene and in terms of Bio-Diversity. Similarly, the relocation of the ASHP's from the front to the rear of the houses will reduce visual clutter and improve the design and appearance of the development in the street scene.
- 6.9 In terms of the apartment block, changes include the reduction in the depth of insets in the front elevation and a change to the design/material of the balconies on the rear elevation. These amendments are relatively minor and do not materially alter the design and appearance of the building. The proposed insets in the front elevation still provide the necessary breaks in the elevation treatment and represent an acceptable design and appearance. The balcony details to the rear are also acceptable.
- 6.10 In terms of materials, it is noted that specific material details were not approved in the previous consent, material details were required to be provided by condition. The revised submission indicates the materials to include grey facing brickwork, buff facing brickwork and a grey/buff contrasting facing brickwork. Officers consider these indicative materials to result in a similar overall design and appearance to that of the consented scheme and therefore remains acceptable. A condition which requires the submission of the specific material details is considered to be acceptable. In addition, the application proposes a change from grey aluminium windows to grey uPVC windows. The most noticeable difference is the increased thickness of the frames from that of the approved aluminium windows. This amendment results in some visual change to the elevations, however, this change is relatively minor and the overall design and appearance of the development remains acceptable.
- 6.11 The application proposes to omit the green roof previously approved for the bin and bike store building to the rear of the apartment block, this is disappointing, but this amendment would not warrant the refusal of planning permission.
- 6.12 **Landscaping**
- 6.13 The revised plans show the omission of some features that were previously approved in the private rear gardens of the houses and within the landscaped areas to the rear of the apartment block. Specifically, the revised scheme removes previously permitted vegetable planters to the rear of the apartment block and removes sheds, paths and planters previously shown to be in the rear garden areas of the houses. Whilst the removal of these items is regrettable, their removal does not result in an unacceptable landscaping scheme.
- 6.14 This application now includes specific details of the hard and soft landscaping proposals. The Council's tree officer has reviewed the application and has commended the planting proposals; however, some minor amendments and clarification of information was required. In response, a revised soft landscaping plan has been provided and this has addressed the tree officer's comments. With this being the case, the landscaping condition attached to the original permission can now be amended to a compliance condition, rather than requiring the submission of details.
- 6.15 Further tree pit details will still be required and secured by way of condition. In addition, the scheme seeks to install a timber fence on the bridge Street elevation instead of a brick wall, officers consider this amendment to be acceptable.
- 6.16 **Sustainability**
- 6.17 The permitted application included the provision of ASHP's and Solar Panels for the proposed houses. The changes within this application do not change this provision but

simply seek to relocate the ASHP's from the front of the houses to the rear of the houses. This amendment does not affect the sustainability credentials of the scheme and therefore remains acceptable and compliant with JCS policy SD3.

6.18 This application also seeks to clarify the energy strategy for the apartment block. In addition to the approved solar panels, the building will utilise Ground Source Heat Pump/s (GSHP).

6.19 It should be noted that since the granting of the original permission, Cheltenham has adopted a Climate Change SPD (2022), the provision of Solar Panels, ASHP's and GSHP's is considered to be compliant with the aspirations of this SPD.

6.20 Impact on neighbouring amenity

6.21 The proposed amendments will not result increase in the scale of the buildings beyond that already approved, as such, no concerns are raised regarding a loss of light, loss of outlook or overbearing impact.

6.22 Whilst the application proposes a change to the window design and form, the windows are in the same locations as those previously permitted, as such, the revised development will not result in any unacceptable privacy issues.

6.23 As mentioned above, the application proposes to relocate the ASHP's for the dwellings from the front to the rear of the buildings, this would move the equipment closer to the nearest neighbouring land user at number 21 Bridge Street to the South. The relocated ASHP's will be located between 10.5 metres and 13 metres from the southern boundary of the application site. At this distance, no concerns are raised regarding any potential noise and disturbance from this equipment.

6.24 Whilst some technical information for the GSHP equipment has been provided, the Council's Environmental Health Officer has reviewed these details and considers further noise related information is still necessary. As such, a condition which requires the submission of further information has been suggested.

Other considerations

6.25 Impact on Beechwood's Special Area of Conservation (SAC)

6.26 The site is within a zone of influence as set out in the Cotswold Beechwoods SAC Recreation Mitigation Strategy (May 2022) for recreational pressure for the Cotswold Beechwoods SAC, which is afforded protection under the Conservation of Habitats and Species Regulations 2017 (as amended).

6.27 Officers acknowledge that the development would result in a net increase in dwellings which would normally require mitigation. However, as already discussed, there is an extant planning permission on the site for the same number of dwellings, which has been commenced. As such, this existing application could be fully implemented at any time.

6.28 As the amendments being sought within this current application do not include any further increase in the number of dwellings from that already approved, there will be no increased pressure on the Beechwoods SAC beyond that already approved. As such, in this instance, officers do not consider it necessary or reasonable to secure a financial contribution as mitigation.

6.29 Bio-diversity Net Gain

6.30 As of 12th February 2024, all major developments require a mandatory 10% requirement for Bio-diversity Net Gain. Whilst this application is major development, the original

consent was permitted well before this BNG requirement came into effect. As this is a Section 73 application, it is exempt from this requirement, as set out in paragraph:002 reference UD:74-002-20240214 of the Planning Practice Guidance.

7. CONCLUSION AND RECOMMENDATION

- 7.1 Having considered all of the above, whilst some of the changes are regrettable, specifically those changes that seek to remove elements such as the planters, vegetable planters and green roofs, overall, the changes are considered to be acceptable in terms of site layout, design, impact on neighbouring amenity and sustainability. As such, officer recommendation is to permit the application, subject to conditions.
- 7.2 As a section 73 application results in a new decision that sits alongside the original consent, it is necessary to repeat all relevant and necessary conditions from the original consent. In some instances, conditions have not been carried across, or have been amended accordingly.
- 7.3 It is not considered necessary to copy over condition 1 of the original consent as the development has commenced, furthermore condition 10 which relates to the provision of EV charging points is not considered necessary or reasonable as this is now a requirement of Building Regulations. Condition 22 which relates to demolition has already been discharged and demolition has already been undertaken, as such, this condition is no longer necessary. Condition 16 which relates to contaminated land has been amended to be a compliance condition as those details have already been approved under ref: 21/02817/DISCON.
- 7.4 The applicant has confirmed their agreement to the relevant pre-commencement of construction works condition.

8. CONDITIONS / INFORMATIVES

- 1 The planning permission hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of the decision notice issued under planning permission ref. 21/02038/FUL, unless amended by the plans listed in Schedule 1 of this decision.

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

- 2 The development shall provide for a minimum of 40% affordable housing (comprising 7 no. social rented homes and 3 no. shared ownership homes) unless otherwise agreed in writing with the Local Planning Authority. For clarity; in the event that the whole development is delivered as 100% affordable housing, there will be no restriction on the application of Homes England grant funding, including what would otherwise be the 40% nil grant provision. The affordable housing units provided shall be retained as such in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reason: To comply with the requirements of Policy SD12 of the Joint Core Strategy 2011 to 2031.

- 3 No external facing or roofing materials shall be applied unless in accordance with:
 - a) a written specification of the materials; and/or
 - b) physical sample(s) of the materials.The details of which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to adopted policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 of the Joint Core Strategy (2017).

- 4 Prior to the occupation of the development hereby approved a Waste Minimisation Statement shall be submitted to and approved in writing by the Local Planning Authority and the measures contained therein fully implemented. All of the approved measures shall thereafter be maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In accordance with Gloucestershire Waste Local Plan Policy W36 relating to waste minimisation.

- 5 All hard and/or soft landscaping works shall be carried out in accordance with the approved details prior to first occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority.

Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size which shall be first agreed in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: In the interests of the character and appearance of the area, having regard to adopted policies D1, G12 and G13 of the Cheltenham Plan (2020), and adopted policies SD4 and INF3 of the Joint Core Strategy (2017).

- 6 Prior to the planting of any new trees on the site details of the proposed tree pits shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details.

Reason: In the interests of visual amenity, having regard to adopted policy G12 of the Cheltenham Plan (2020).

- 7 The development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawing 154373-STL-01-00-DR-A-17002 S3_P18

Reason: To ensure a safe and suitable access to the development is provided and maintained in the interests of highway safety, having regard to adopted policy INF1 of the Joint Core Strategy (2017).

- 8 The vehicular accesses hereby permitted shall not be brought into use until the existing vehicular access to the site (other than that intended to serve the development) has been permanently closed in accordance with details to be submitted to and agreed in writing beforehand by the Local Planning Authority.

Reason: To ensure a safe and suitable access to the development is provided and maintained in the interests of highway safety, having regard to adopted policy INF1 of the Joint Core Strategy (2017).

- 9 The Development hereby approved shall not be occupied until the applicant has submitted to and had approval in writing from the Local Planning Authority a residential welcome pack promoting sustainable forms of access to the development. The pack shall be provided to each resident at the point of the first occupation of the dwelling.

Reason: To reduce vehicle movements and promote sustainable access, having regard to adopted policy INF1 of the Joint Core Strategy (2017).

- 10 Prior to the commencement of the construction phase of development, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

The approved method statement shall be adhered to throughout the development process and shall, where necessary:

- i) specify the type and number of vehicles expected during the construction of the development;
- ii) allocate space for the parking of vehicles for site operatives and visitors;
- iii) allocate space for the loading and unloading of plant and materials;
- iv) allocate space for the storage of plant and materials used in constructing the development;
- v) specify the intended hours of construction;
- vi) specify measures to control the emission of noise, dust and dirt during construction;
- vii) provide for wheel washing facilities; and
- viii) specify the access points to be used and maintained during the construction phase.

Reason: To minimise disruption on the public highway and to adjacent land users, and accommodate the efficient delivery of goods and supplies during the course of the construction works, having regard to adopted policy INF1 of the Joint Core Strategy (2017). Approval is required upfront because without proper mitigation the works could have an unacceptable highway impact during construction.

- 11 Prior to first occupation of the development, secure covered cycle storage shall be provided in accordance with the approved plans. The cycle storage shall thereafter be retained available for such use in accordance with the approved plans at all times.

Reason: To ensure the adequate provision and availability of cycle parking, so as to ensure that opportunities for sustainable transport modes have been taken up, having regard to adopted policy INF1 of the Joint Core Strategy (2017).

- 12 No building works hereby permitted shall be commenced until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. The information submitted shall be in accordance with the principles set out in the approved drainage strategy. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The SuDS Manual, CIRIA C753 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

ii. include a timetable for its implementation; and

iii. provide a 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.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution for the lifetime of the development, having regard to adopted policy INF2 of the Joint Core Strategy (2017).

- 13 The works hereby permitted shall be carried out in accordance with the contaminated land remediation scheme approved under planning ref: 21/02817/DISCON.

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 in accordance with adopted policy SD14 of the Joint Core Strategy (2017).

- 14 Prior to the first occupation of the development hereby approved the Solar PV panels and air source heat pumps detailed on the approved plans shall be installed and operational and shall be maintained as such thereafter.

Reason: In the interests of sustainability in accordance with policy SD3 of the JCS.

- 15 Prior to the first occupation of the development hereby approved a landscape management plan shall be submitted which sets out the arrangements and funding for the maintenance of the public and shared areas of amenity space and landscaping. The approved management plan shall be adhered to thereafter.

Reason: In the interests of the character and appearance of the area, having regard to adopted policies D1, G12 and G13 of the Cheltenham Plan (2020), and adopted policies SD4 and INF3 of the Joint Core Strategy (2017).

- 16 The development shall be completed in accordance with the recommendations of the Noise and Vibration report dated 26th April 2021, as part of the original planning consent, planning ref: 21/02038/FUL and maintained as such thereafter.

Reason: To safeguard the amenity of adjacent properties and the general locality, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

- 17 All residents of the units hereby approved shall be provided with a Homeowner Information Pack (HIP) which shall provide the following information:
- information to help new home owners make informed choices about where to go for informal outdoor leisure and if they choose to visit sensitive sites
 - information on how to avoid impacting sensitive areas.
 - general information on the informal, outdoor recreation opportunities in relation to the site and how to help protect the places they visit.
 - specific information on nearby sensitive designated sites, which would include the Cotswold Beechwoods SAC / Cotswold Commons and Beechwoods SSSI as well as other SSSIs

Reason: To help maintain the integrity of the Cotswold Beechwoods SAC in accordance with the Habitats Regulations 2017 (as amended) and policy BG1 of the Adopted Cheltenham Plan 2020.

- 18 The development shall be carried out in strict accordance with the recommendations and requirements of the Bat Survey dated September 2020 and the Ecological Appraisal dated September 2020 submitted with the original planning application, planning ref: 21/02038/FUL.

Reason: To safeguard important ecological species, having regard to adopted policy SD9 of the Joint Core Strategy (2017).

- 19 Prior to the installation of any external Ground Source Heat Pump plant, details shall have first been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include the type/model, location and predicted noise levels of the proposed ground source heat pumps (GSHPs). Upon receipt of this information, further noise assessments (in line with BS4142) may be required to appropriately assess the associated noise levels.

The Ground Source Heat Pump's shall be installed, maintained and retained in accordance with the details approved, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenity of adjacent properties and the general locality, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.

- 2 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 before commencing any works on the highway.
- 3 The development hereby approved includes the carrying out of work on the adopted highway. You are advised that before undertaking work on the adopted highway you must enter into a highway agreement under Section 278 of the Highways Act 1980 with the County Council, which would specify the works and the terms and conditions under which they are to be carried out.

Contact the Highway Authority's Legal Agreements Development Management Team at highwaylegalagreements@gloucestershire.gov.uk allowing sufficient time for the preparation and signing of the Agreement. You will be required to pay fees to cover the Council's costs in undertaking the following actions:

Drafting the Agreement

A Monitoring Fee
Approving the highway details
Inspecting the highway works

Planning permission is not permission to work in the highway. A Highway Agreement under Section 278 of the Highways Act 1980 must be completed, the bond secured and the Highway Authority's technical approval and inspection fees paid before any drawings will be considered and approved.

- 4 You are advised that as a result of the proposed layout and construction of the internal access road, the internal access road will not be accepted for adoption by the Highway Authority under Section 38 of the Highways Act 1980.

The development will be bound by Sections 219 to 225 (the Advance Payments Code) of the Highways Act 1980, unless and until you agree to exempt the access road.

The exemption from adoption will be held as a Land Charge against all properties within the application boundary.

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

The CEMP should clearly identify how the principle contractor will engage with the local community; this should be tailored to local circumstances. 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 that courtesy boards are provided and 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.

- 6 It is noted from the ecological appraisal that Japanese Knotweed is present on the site. Please be aware that any removal of this invasive species must be carried out in accordance with the requirements of the Environment Agency.