Norton Parish Council

Minutes of the Meeting Held on the 12th March 2025 at 19:30 in Norton Village Hall

Present:

Cllr Richard Page - Chairman
Cllr Anne-Marie Delaney - Vice Chairman
Cllr Helen Costin
Cllr Martin Griffiths

In Attendance :

Clerk of the Parish Council
Internal Auditor
Borough Cllr Mark Williams
Daniel Hinde - Clerk designate
Tim Gwilliam – Gloucestershire Rural Community Council (GRCC)
18 Parishioners

The chairman welcomed everyone and introduced the council's new Clerk, Daniel Hinde, advising that this was the current Clerk's last meeting.

24/00100. To receive apologies for absence

Cllr Jennifer Richardson
County Cllr Paul McLain

24/00101. Declaration of Interests in items on this agenda

Cllr Delaney declared an interest in reference 24/00117 e. of these minutes, as they are neighbours.

24/00102. Public Participation

Parishioner 1

Asked if the council had considered installing electronic speed awareness signs in the village, as these help to make people look at their speed.

The chairman explained that this was investigated several years ago, and at the time the estimates were ¾ of the council's annual precept. He advised that he would investigate it again and comeback with his findings. As well as the price, the location would need to be approved by the police and Gloucestershire County Council (GCC) Highways team, and the correct power supply established for them to be effective.

Parishioner 2

Advised that they had been in touch with the chairman to consider a defibrillator installation at St Mary's Church, for the east side of the parish. Reverend Joe Knight has approved the installation location, and now funding is required.

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The chairman advised that there was nothing for the council to feedback currently, but would work with the parishioner when they had the details of a proposal along with the cost. The 2025/26 council budget is £15,000 which would not be able to fund the cost, but he would help find grant funding and can put the parishioner in contact with the Community Funding Officer at Tewkesbury Borough Council (TBC).

Parishioner 3

Expressed their disappointment that there were no representatives from Centaur Homes in attendance. They feel that they have been lied to by them in relation to the original Lime Close development, as they were told that there would be no more houses amongst other things.

The chairman stated he shared their disappointment.

Parishioner 4

The developer has submitted plans for footways in the new development but not Lime Close, therefore the access through Lime Close is not acceptable, as what was a designated turning point is now the entrance to the new development.

Reference sewerage, they will need to dig up Lime Close for the new connection. This will cause issues with access and for the residents, as well as causing access issues for emergency services. Any ongoing maintenance will also then effect both the current residents and those of the new 46 houses.

The chairman agreed and advised that these concerns were raised in the council's original response to the application, and has raised further issues in the draft response which is to be considered at this meeting. He added that the council are sympathetic to all the current phase 1 residents, as the highways and sewerage are not currently adopted. The onsite drainage and roads for phase 2 are to be private and maintained by a private management company, which will likely made a bad situation worse.

The parishioner added that they believe they may have Great Crested Newts in their pond, the chairman advised if they genuinely believe this to be the case that they should report it to TBC.

Parishioner 5

There are plans to install 2 traffic management "humps" in Wainlode Lane near to Norton Farm. The chairman advised that this would require permission from GCC Highways.

The parishioner also raised concerns with regards to access along Lime Close. Cllr Griffiths asked if there had been consideration for a fire engine being required to travel down the road. The parishioner advised that the plan shows that there would be, but does not take in to consideration that currently there could be 5-8 cars parked along the road, which would not make it possible.

Parishioner 6

Asked where the sewerage connection to the new estate would be. The chairman advised that this would be the Wainlode Lane pumping station. The parishioner advised that the station for Cook Lane is on private land. The sketches show that the connection will run along Lime Close and feed into the existing system. If

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this is the case, they would refuse access to the Cook Lane pumping station for the new works. The chairman agreed that they were in within their rights to do this.

They parishioner stated that they are also opposed to the access point at Norton Farm, the area already floods and holds water, and have included this in their response to the application.

The chairman confirmed that the council's response in July highlighted the issues with flooding and the access road, adding that he will raise all these concerns with TBC's planning committee when he attends their meeting to consider this application.

The parishioner added that the Cook Lane pumping station was designed for their development, but the main pump has been bypassed to use it. The chairman advised that Lime Close phase 2 is to use the main pumping station on Wainlode Lane, however this also has capacity issues, with tankers from Severn Trent regularly attending.

The chairman stated that Centaur Homes have advised that there is no plan for a phase 3. Borough Cllr Williams said that one of the challenges is that the government are saying houses must be built. The chairman advised that the council's response to this latest application refers to statistics in relation to this in the penultimate paragraph.

Parishioner 7

Angela Rayner's statement made it clear that there must be improvements to infrastructure to support new developments, adding that she said that developers must be pressured to make these improvements.

Parishioner 8

Advised that the access to the field is not yet in place via the new entrance, this was raised by them previously and the clerk followed this up with TBC. There will be temporary lights in place to get in and out of the development.

Parishioner 9

There is already enough housing in the village and there is permanent flooding and traffic issues. Cook Lane pump station when flooded is pushing raw sewerage up in to the gardens. This is only since the Lime Close development of 19 houses, another 46 is not acceptable. As well as the sewerage, the residents are unable to use showers, flush toilets etc.

There are already issues when trying to access the A38 from Wainlode Lane, is it possible to fight for the development to have direct access. The chairman explained that the oil pipeline through the parish makes this difficult as it cannot be built over.

Parishioner 10

Asked if there were any other small villages that have won against this type of development. Borough Cllr Williams advised parishioners to look on the TBC planning website, where they can see recordings of the planning committee meetings.

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Parishioner 11

Asked to record their dismay that the new road through Lime Close will only be 9ft from the corner of their home.

Parishioner 12

Encouraged all residents to respond to the application online. The chairman advised that in the March Norton News there was an article with all the details on the application and how to respond.

It was agreed to circulate a special edition of the Norton News to give further information on how to respond to the application.

Parishioner 13

During the last quarter there have been 10 floods from Cook Lane down Wainlode Lane, is there nothing that can be done to improve this.

The chairman stated that this will be highlighted to the planning officers, identifying that the infrastructure is not in place and that pressure continues to be added to it.

Another parishioner added that the Cox's Brook sewer has been cleared and it has alleviated the issue, but the balancing pond is unlikely to be adequate to sustain a further 46 houses.

The chairman thanked everyone for their contributions.

24/00103. To confirm the Minutes of the Parish Council meeting held on 8th January 2025 and record any related actions not covered in this agenda

The minutes of the Parish Council meeting held on 8th January 2025 were resolved as a true record. Proposed by Cllr Costin and seconded by Cllr Delaney, and were signed as a true record by the chairman.

24/00104. To receive reports:

a. County Councillor

County Cllr McLain was not in attendance.

b. Borough Councillor

Borough Cllr Mark Williams had no specific update, but would continue to contribute during the meeting.

c. Chairman

The chairman presented his report, appendix I of these minutes.

He highlighted the item on the government proposals to speed up the planning process, advising that this will not affect the parish council's ability to respond to planning applications.

With regards to Martyn's Law, this does not currently affect Norton Parish Council (NPC), however due to the incident in Southport the National Association of Local

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Councils (NALC) has recommended that unaffected parish councils should still apply the "spirit" of the legislation to their village halls. Therefore the chairman will bring forward a resolution for consideration at the May meeting.

d. Members

None

e. Norton Parochial Church Council (PCC)

A representative of the PCC reported –

Saturday 15th March there is a bell ringing taster for anyone who would like to attend, at St Mary's Church at 16:00.

Holy Communion is taking place on 23rd March

16th April there is a coffee morning in the Village Hall.

f. Neighbourhood Watch

The clerk read out the report, appendix II of these minutes.

24/00105. GRCC Housing Needs Survey – update

The chairman welcomed Tim Gwillam of GRCC to the meeting, who was in attendance to report back on the findings of the survey.

Tim explained that the survey is to assess acute housing need and the need for affordable housing. A copy of the findings has been circulated to TBC and NPC and will be available on the NPC Website.

He advised that normally there is a need of some level identified for affordable housing; however, Norton identified a 0% need. TBC indicate that there are 32 households waiting for housing, which have a local connection back to Norton, but even this is a very low need. This would suggest that the current housing in Norton is adequate.

It also highlighted the school's limitations due to capacity.

The chairman added that the 32 households were identified through the housing register and not GRCC, and were not necessarily from residents of Norton.

He asked if the council were happy to adopt and publish the report, this was proposed by Cllr Costin and seconded by Cllr Griffiths.

The chairman thanked Tim Gwilliam for preparing the report and presenting it to the council.

24/00106. Norton C of E Primary School update

None

24/00107. Norton Rugby Club

None

Signed

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24/00108. Norton Village Hall – Update from Parish Councillor on Norton Village Hall Management Committee

Appendix III of these minutes.

24/00109. Gloucestershire Airport Consultative Committee – Update from Parish Councillor on the committee

Cllr Delaney advised that she was unable to attend the last meeting, and there are no minutes yet from the meeting. She advised that the sale of the airport site is ongoing and that complaints were slightly down. She will circulate the minutes when they are received.

The chairman advised that he had received complaints from 2 houses in relation to the night take off and landing of what is believed to be a twin engine plane. He has advised the parishioners to complain and will contact Cllr Delaney who will follow up.

Borough Cllr Williams advised that there are two parties interested in the purchase.

24/00110. To record responses to the Government Consultations on –

a. Local audit reform: a strategy for over hauling the local audit system

b. Strengthening the standards and conduct framework for local authorities

Following the instruction of the council at the January meeting, the chairman confirmed that he has responded to both consultations, and has circulated his responses to the council.

24/00111. Update on devolution plans affecting the parish

Borough Cllr Williams advised that the next TBC meeting is taking place on Tuesday 18 March, and there will be more information available after this.

The chairman added that he is also on devolution working groups at county and national level and will keep the council updated.

If Gloucestershire becomes a unitary authority it would result in a larger gap between councillors and parishioners, so the parish council tier will become a vital source of communication and feedback as they will be closest to the parishioners.

NALC is providing a detailed response to the proposals in the Government's white paper, and the chairman will keep NPC updated.

At a meeting today GCC has accepted a recommendation for one unitary authority, this would be the option that meets the government requirements most closely. TBC's discussion will take place on Tuesday.

24/00112. To record the Norton Parish Council's response to the Statutory Consultation – 40mph Speed Limit on A38 Tewkesbury Road, Norton, Gloucestershire in relation to the Traffic Order Scheme

The chairman explained that this was started by NPC back in February 2023, with a proposal to reduce the speed from 50 to 40 mph. The conclusion of the investigation concluded that the speed should be reduced.

GCC is to enact a Traffic Regulation Order, and as the deadline for statutory consultees like NPC to respond to their consultation was midday today, NPC have supported the Order as this was their proposal.

All councillors confirmed their support of the consultation at this meeting.

The second stage will go to public consultation, and details will be published on the NPC website and in Norton News when the consultation is announced. There will be 21 days for the public to respond.

24/00113. Installation of Norton Village Sign at Wainlode Lane village entrance

The contractor who installed the other parish signs has provided a quotation to install the sign at the Wainlode Lane entrance, at a cost of £200.

The quotation was excepted and the installation was approved.

Proposed by Cllr Delaney and seconded by Cllr Costin, all councillors were in support.

24/00114. Norton Nurturing Nature

a. Update from the Norton Nurturing Nature council lead

Cllr Griffiths advised that there are primroses under the Oak Tree and the bench at the Village Green.

b. Review quotation prices for replacement fence material for the Village Green

The necessary fence materials have been donated by a parishioner who was present at the meeting. The chairman thanked him for his generosity.

24/00115. Norton Play Space

a. Maintenance inspection plan – update

The clerk thanked the volunteers who are completing the weekly checks.

24/00116. To consider a response to Gloucestershire County Council's Local Development Guide – second round stakeholder engagement

The chairman advised the purpose is as per the email circulated to the council. He asked if the council would give him the authority to respond and circulate the response.

Cllr Delaney supported the request, seconded by Cllr Griffiths and supported by all councillors

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24/00117. Planning Matters

a. 25/00099/FUL – Greenfields House Church Lane Norton Gloucester – Response

The chairman referred to his email proposing a neutral response with no comments. All councillors support this proposal.

b. 24/00331/FUL – Land South Of Lime Close Lime Close Norton Gloucester – Response to Planning Application Amendment (also known as Lime Close phase 2)

The chairman reported that Centaur Homes has submitted an updated application. NPC had responded to the initial application in July 2024. GCC had picked up on NPCs concerns. A draft response objecting to the updated application, which contained revised highways and drainage proposals for the development, had been circulated to the council.

Approval of the objection response, appendix IV of these minutes, was proposed by Cllr Delaney, seconded by Cllr Griffiths and supported by all councillors.

c. 24/00808/PIP – Land North of A38 Junction Tewkesbury Road Norton Gloucester – Decision

The clerk reported that this application was **refused**, on the grounds of concerns around highways and a risk of flooding.

d. 24/00691/FUL – Part Parcel 3330 Tewkesbury Road Norton Gloucester – Update (also known as Land at Brookelands)

No further updates, this application is with TBC planners for consideration.

e. Caravan And Camping Site Adjacent Red Lion Inn Wainlode Hill – Update

Cllr Delaney has declared an interest; all councillors were in support of her remaining in the room for the discussion.

The chairman advised that he is in correspondence with the Principal Planning Officer and Head of Enforcement. They are looking into the issues raised with regards to the unauthorised removal of a section of the hedge, as well as the measurements of the new hard standings, and whether these are in accordance with the site licence.

They are also actively addressing the concerns of unauthorised permanent residency, as there appear to be a number using the site as permanent dwellings. Since enforcement has attended the number of residents appears to have dropped.

Cllr Griffiths asked if there is a danger of a precedent being set with regards to long term residency. The chairman advised that this would not be the case as the area is not zoned for housing.

f. S106 Contributions in relation to 23/01003/OUT – 35 Houses at Cold Elm, Norton

The chairman advised that he is in contact with TBC, who are in discussions with the developer. He has not been included in these discussions, but has had conversations with TBC around the formulas for calculating S106 contributions and is working to ensure that the full funds are received and that they are relevant to the parish.

24/00118. Finance

a. To receive the finance report

All councillors received a copy of the report prior to the meeting and there were no questions. The report was proposed by Cllr Griffiths and seconded by Cllr Costin. All councillors were in favour of the report and it was recorded as a true reflection of the parish council's current accounts.

b. To approve payments in accordance with the finance report

The following payments were **authorised** by the full council after they were proposed by the Cllr Costin and seconded by Cllr Delaney –

Recipient	Amount	Details	Legal Note
Clerk – Monthly Salary *(Standing Order)*	£367.38	*March 2025 – S E Bostock Final PAYE*	*LGA 1972 s.112(2)*
Clerk Expenses	£58.12	*S E Bostock*	
Clerk – Monthly Salary (Standing Order)	£189.44	*March 2025 – D Hinde from 17th March PAYE*	*LGA 1972 s.112(2)*
Clerk – Monthly Salary (Standing Order)	£361.66	*April 2025 – D Hinde*	*LGA 1972 s.112(2)*
Bank Account Standing Charge	£4.25	*April 2025*	
Bank Account Standing Charge	£4.25	*May 2025*	
UBICO	£2,030.40	*Annual Grounds Maintenance*	
Norton Village Hall	£20.50	*Inv 2226 – January Hire*	
GAPTC	£174.10	*GAPTC Membership 2025-26*	
PATA Payroll	£37.35	*Inv 24/0716/PPS – Q4 Payroll*	
Total	**£3,247.45**		

The following payments were **ratified** by the full council after they were proposed by the Cllr Costin and seconded by Cllr Delaney –

Gloucestershire Playing Field Association Membership (Added in January Finance report pg1 but missed from interim)	£50.00
Gordon Playground Inspection	£96.00
Parish Council Websites	£79.20
PATA Payroll 24/0384/PPS	£31.05
CPRE Membership 2024-25	£36.00
Lloyds Bank Service Charge (new and ongoing from March 2025)	£4.25
Norton Village Hall – Inv 2201	£20.50
Total	**£317.00**

The clerk confirmed that she will liaise with the Internal Auditor to complete the 2024/25 internal audit, she also thanked him for all his support over the years. This was echoed by the chairman.

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24/00119. Matters arising not on this agenda to be considered at the next meeting

The chairman will provide a resolution for the May meeting in relation to NPC engaging the "spirit" of Martyn's Law.

Actions following meeting –

Detail	**Owner**
Review and update disclosable interests as and when required	All Councillors
Provide a resolution in relation to NPC engaging the "spirit" of Martyn's Law	Chairman
Investigate the cost of installing electronic speed awareness signs in the parish	Chairman
Arrange for the installation of the village sign at the Wainlode entrance to the parish	Clerk
Respond to Gloucestershire County Council's Local Government Guide	Chairman
Submit responses to planning applications	Clerk
Make payments in accordance with the finance report	Clerk

Date of the Next Meeting: Wednesday 14th May 2025 – including Parish meeting and AGM

Meeting Closed 21:28

Signed – Dated –

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Appendices

Appendix I.

Norton Parish Council

Parish Council meeting – Wednesday 12 March 2025

CHAIRMAN'S REPORT

(1) Government proposals to speed up the planning process

Angela Rayner, in her capacity as Minister of Housing, Communities and Local Government announced on Monday that she will shortly be introducing a series of measures designed to speed up the planning process and generate growth. These include:

- Reviewing the statutory consultee system to promote growth and unblock building.
- Consulting (possibly in the Spring) on limiting the scope of statutory consultees and removing a number of them from the planning decision process.
- Establishing a new building performance framework with greater ministerial oversight.
- Reforms to reduce delays and uncertainty on planning proposals.
"Statutory consultees" are official stakeholders legally required to provide advice on planning decisions to ensure developments can consider essential environmental, transport, heritage and safety elements.

Under these new plans, organisations such as Sport England, Theatres Trust and The Gardens Trust will no longer be required to input on planning decisions. The scope of other statutory consultees will be narrowed to focus on heritage, safety and environmental protection, with the aim of speeding up the planning process. (The statutory right of local councils like ours to comment on planning applications within the parish will be unaffected.)

The changes are part of the Government's plans to break down barriers to growth and get Britain building. They come ahead of the Government's flagship Planning and Infrastructure Bill, (which is intended to support their commitment to build 1.5 million homes), will be introduced to Parliament later this week.

(2) Effect of Martyn's Law on the parish council
Over the past year and a half I've updated the Council on meetings of the cross-sector Martyn's Law Steering Group which was set up to lobby government on matters relating to the Terrorism (Protection of Premises) Bill and provide guidance to affected local and principal councils. (I represent NALC on this Steering Group.)

The Bill is now in its final stages and is expected to receive the Royal Assent after Easter.

As previously reported, the Bill specifies that only venues with a capacity of more than 200 persons will be obliged to comply with its provisions. This means that, strictly speaking, Norton's village hall will not be affected.

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However, particularly because of the recent Southport tragedy, the Steering Group is encouraging all parish and town councils who own or manage premises with capacities of below 200 persons, to consider applying the spirit of the legislation to their premises. Local councils should do this by agreeing at a full Council meeting to either opt in or out of the provisions.

I will be bringing forward an appropriate resolution with an explanatory briefing paper for the Council to consider at its next meeting in May.

(3) Gloucestershire Association of Town and Parish Councils (GAPTC)

GAPTC will be holding an Extraordinary General meeting next Tuesday, 18 March, to consider forming the organisation into a company limited by guarantee. The purpose behind this move is to protect members from any potential financial liability if, for any reason, GAPTC should become insolvent.

I will be attending this meeting as the parish council's representative.

Richard F N Page
10 March 2025

Appendix II.

February 2025

Information given to those expressing an interest in becoming bell ringers. A meeting in March will explain in more detail.
Norton School, supported by other organisations are planning to hold a summer bonanza in June. Businesses are asked if they can help.
Recommendation for a window cleaner.
Reminder of road closure near the school for 5 days which will be in half term.
Reminder regarding the School Open Day.
Date given of 15th March for meeting of interested bell ringers.
Reminder given re Norton coffee morning.
Police Alert: Theft Spike in Rural Areas.
Temporary traffic lights near The Leigh causing long delays on A38.
Query as to where the No. 71 bus will stop on A38 when the road is closed.
Next History Group meeting to be held on 24th February in the hall.
Picture posted of cat who may be missing.
AGM of the Norton Village Hall will be held on 10th March. Parishioners welcome.
Recommendation for local forklift hire.
Resident asks if there are any local families who would appreciate a roast dinner. She regularly cooks a roast and rather than leftovers be thrown away would like to donate to a discerning person/persons.
Community Alert: Digital Voice Project - volunteers required.
Resident asks if two plants which have been found near the village hall planters have been donated?

March 2025

Recommendation for a driving instructor.
Reminder of Village Hall AGM on 10th March.
Recommendation for a plumber.

Signed

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Notice given of Norton Parish Council meeting to be held on 12th March.

Christine Williams,
Norton Neighbourhood Watch Coordinator
11th March 2025

Appendix III.

Norton Village Hall Committee update

The latest meeting of the Village Hall Management Committee took place last Tuesday, 18 February, and the following is a brief summary of the matters discussed.

Terms and Conditions - I will redraft the Hall's Terms and Conditions in order to address the disruption issues caused by several family parties which got out of control. The redraft will be based on specimens obtained from other village halls. The following key points were agreed:

- The hirer and the purpose of each booking will be checked and any bookings thought unsuitable will be immediately cancelled.
- No consumption of alcohol on the premises without the express permission of the Committee. Any permission granted will be subject to conditions.
- Hirers must vacate the Hall by 11pm on a Friday or Saturday and by 10pm on any other day.
- Social events must end by 9pm on any day of the week if the hirer lives outside the parish.
- The Committee reserves the right to charge a damage deposit. The level of the deposit will depend on the type of event booked and must be paid at the time of the booking. It will be forfeit if any of the booking conditions are broken, or if the premises are left in an untidy state.

Booking fees - The current charges have been in force since 1 January 2021. The Committee decided to leave the rates unchanged for the time being, but agreed to make the following adjustments:

- Fees for bookings made by hirers living in the parish will be reduced by £2 per hour. (This reduction will not apply if the booking is being made by a parishioner on behalf of an outside organisation.)
- Fees for bookings made by hirers living outside the parish will be increased by £3 per hour.
- Discounted fees for the school will remain unchanged (the school are charged £36.75 per day, which gives them exclusive use between 8am and 4pm, compared with the standard rate of £12 per hour) subject to the school cleaning up at the end of each day (cleaning equipment is provided) putting all chairs/tables used away and leaving the toilets in a satisfactory condition. Complaints have been received from evening hirers about the state of the Hall (particularly mud and food on the floor) and the toilets. The school will be charged if the cleaners need to be called in.
- A fee of £5 to hire the kitchen has been introduced. This is to avoid situations where different hirers book the main Hall and the Committee Room and each hirer believes that they have exclusive use of the kitchen. If the whole premises are booked by one hirer (eg for the Horticultural Show) this fee will be waived.
- New session rates will be introduced, which will give discounts for large or regular bookings.

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Improvement works - The following projects are either planned or underway:

- The Committee Room is currently being redecorated. Panelling similar to the main Hall will be installed and painted light grey; the walls will be brilliant white. The cupboard by the door to the entrance lobby will be removed to increase space and the wall cabinets will be moved to behind the stage.
- Quotes are being sought to carry out extensive internal improvement works during the school's summer holidays. This work will include: refurbishing the toilets and improving disabled access, renovating the changing rooms and installing new showers, and replacing the two existing boilers with a new (electronically controlled) heating and hot water system. The Village Hall will need to be closed for the duration of these works.
- Outside, a new security entrance system will be installed to replace the key safe.

Funding - Bookings are continuing to improve and the charity's bank balance is currently £4,582.

Social events - The next village social event will be held in the Hall on Saturday 15 March to coincide with the last weekend of the Six Nations rugby tournament.

Annual General Meeting - The next Annual General Meeting of the Norton Village Hall charity will be held on Monday 10 March 2025 at 7.30pm in the main Hall. This will be publicised shortly and all residents will be invited to attend.

Appendix IV.

Norton Parish Council

Response to Tewkesbury Borough Council re 24/00331/FUL - an application for the erection of 46 dwellings (including 19 affordable homes) with associated parking, landscaping, and construction of a new vehicular access, on land south of Lime Close, Lime Close, Norton.

This submission from Norton Parish Council relates to additional material submitted on behalf of the applicant and posted on Tewkesbury Borough Council's planning portal on 10 February 2025. It should be read in conjunction with the Parish Council's original response to this application dated 29 July 2024.

As the Parish Council's original response demonstrates, Norton Parish Council has significant concerns about the suitability of this proposed housing development. The surface water flood risk that will be exacerbated by the construction of a further 46 dwellings in this location, foul water discharge arrangements, and the highway issues that this development will create are of particular concern. These are all matters covered by the additional material from the applicant, and therefore the comments in this submission are directed mainly at that additional material.

The Parish Council notes with some dismay that the Flood Risk Assessment and Drainage Strategy document produced for the developer by K-Ten Consulting appears to gloss over the very real surface water flooding issues already faced by residents in the Wainlode Lane area of the village. Our original response,

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supported by a selection of graphic photographs, clearly demonstrates the problem – which was repeated several times during the heavy rainfall this autumn and winter.

To blithely state, as K-Ten Consulting do in section 5.24 of their document, that: "*There are no known recorded reports of flooding within the area of the site*" completely misses the point. In assessing this application it is necessary to look at the wider implications of this proposed development, because it is the areas immediately outside the development site (currently a grassed field) which are going to be affected by the building of these 46 houses.

The Flood Risk Assessment and Drainage Strategy involves pumping water from the proposed development site into Cox's Brook, which is known to flood in times of even moderate rain - and has done so several times this winter. This has not only flooded Wainlode Lane, but has also caused problems downstream in Sandhurst.

It is a known fact in the parish that the existing Severn Trent foul water system is woefully inadequate and when put under stress is incapable of handling current volumes. This begs the question: if Severn Trent's system cannot cope now, how can it be expected to manage the volumes generated by a further 46 houses?

The lack of capacity at the existing Wainlode Lane Pumping Station is demonstrated by the fact that it has to be pumped out by tanker several times a year due to storm water from local roads entering via the combined drainage system. On one recent occasion, Severn Trent stationed a tanker at the pumping station for over a week because the water levels became too high. This clearly shows a system under strain and a situation that can only get worse if these proposed 46 dwellings are built.

These issues appear to be recognised in the response from Gloucestershire County Council in its capacity as Lead Local Flood Authority (LLFA). In their letter dated 27 February 2025, the LLFA suggests a condition which states (in part) that: "*The SuDS strategy must also demonstrate the technical feasibility/viability of the drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the lifetime of the development*."

The reason given for this proposed condition is: "*To ensure the development is provided with a satisfactory means of drainage and thereby preventing 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*."

This is an admirable requirement. However, the Parish Council contends that the terms of the LLFA's proposed condition must be addressed prior to a decision being made on this application. To do otherwise would be tantamount to shutting the stable door after the horse has bolted. Until an approved and detailed Sustainable Drainage System Strategy document is in place any decision on this application is premature.

The Parish Council supports many of the points raised by local objectors, notably the comment made in Objection 9A regarding Severn Trent's foul water modelling report which states: "*…it seems to be woefully lacking in any validation against real flooding events that have occurred at the Wainlode Lane PS, both pre and post Lime Close Phase 1. The hydraulic modelling of sewer*

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systems is complex, and the infiltration of storm water into these systems is no doubt a major factor contributing to flooding of this PS. Therefore, the model input data must be adjusted accordingly to demonstrate that for storm events with a return frequency of say 1 in 2 years, the Wainlode Lane PS has the potential to be overwhelmed (this return frequency being based on incidents resulting in the backing up of foul water in Cook Lane plus those requiring tanker intervention at this PS)."

In their letter of 25 February 2025, the LLFA also refers to the importance of "*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*."

However, K-Ten Consulting's Drainage Strategy document fails to mention who will be responsible, in both the short and the long term, for the repair and maintenance of the system, or who will pay for the electricity usage. Section 9.4 of the document simply states that: "*all on site drainage will be maintained and managed through a private management company*." There is no mention of who will set up the management company, or what its make-up will be. This is wholly unsatisfactory.

Presumably the occupiers of these 46 houses will be expected to run this management company themselves and become responsible for maintaining and managing the "on site drainage" – a responsibility which will require expert technical resource and be costly to run. The Parish Council suggests that this is completely unrealistic. The applicant should not be permitted to walk away from their responsibilities by simply delegating on site drainage to Lime Close residents.

Additionally, the applicant's use of a private management company would appear to conflict with the terms of the LLFA's requirement for a SuDS management and maintenance plan (quoted above on page 2) notably the need for arrangements to be made for its "adoption by any public authority or statutory undertaker".

When the original planning application was submitted last year, Gloucestershire County Council's Highways Department agreed with the Parish Council that the proposed internal spine road for this development and its lack of dedicated pedestrian footways were unsuitable and asked for the application to be deferred until this was corrected.

The Parish Council is pleased to see from section 2.2 of the Rappor consultant's Transport Cover Note that the applicant will now provide "*2m wide footways either side of the internal spine road carriageway….*(with) *a minimum 60mm upstand*". However the Council is concerned to note from sections 2.2 and 2.6 that "*the internal* (spine road) *layout is proposed as private and will not be offered for adoption*".

Sadly, this appears to be another example of the applicant seeking to circumvent previous objections by labelling a proposal as "entirely private" and thus saddling the occupiers of the proposed development with responsibility for the costs of street cleaning and maintaining the roads serving their homes.

The Parish Council maintains that this approach is both unreasonable and unrealistic.

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It has already been pointed out by objectors that many residents will be unable to afford the likely cost of this maintenance. This will be particular true for the occupiers of the 19 affordable homes proposed for this development, who are more likely to have limited financial resources.

While the matters discussed in the Transport Cover Note address several highway concerns raised by the Parish Council in its original response to this application last July, significant issues still remain.

Several questions posed in that submission still need to be answered, including:

- How will the impact of the increased volume of traffic on surrounding village roads be addressed?
- What about the added danger faced by children going to and from the nearby primary school?
- Does this extra traffic also call into question the suitability of the junction of Old Tewkesbury Road and the A38 at the entrance of the village?

The Parish Council remains concerned that additional vehicular movements associated with this development will significantly increase the risk of road accidents, both in the immediate area and also on the A38. Those concerns are set out in the Council's original response and should be read in conjunction with this submission.

As the Parish Council made clear in its original response, the addition of another 46 dwellings in this location, without any consequent increase in local amenities or services, will increase the number of car-based journeys, to the detriment of the environment and the locality.

Disappointedly, the proposals still don't include a Construction Traffic Management Plan that could be scrutinised by affected residents. Instead, the applicant merely says that: "*a detailed Construction Traffic Management Plan can be conditioned as part of the decision notice for the planning application*." In other words, if the application is approved the planners can add a condition requiring such a Plan.

This is just not good enough. The disruption caused when a housing estate is built, particularly by construction traffic, is well known and the local community should be given an opportunity to comment on the efficacy of such a Plan in advance of the application being determined. Consequently, the applicant should (as they promised the Parish Council in the past) be required to submit a detailed Construction Traffic Management Plan for consideration forthwith.

In summary, the Parish Council believes that there is no justification for additional housing development on the Lime Close site. In particular, no evidence has been provided to show that affordable housing is required in the village and that this is a location suitable for meeting affordable need. Furthermore, there is now evidence to show that Tewkesbury Borough Council is already providing ample new housing in its area. According to figures produced for the BBC and published in January, Government targets require 614 new homes a year to be provided in the Borough. However, on average, 1,019 new homes have been added per year since 2021 – which is well above the Government's target.

Therefore, for the reasons stated above, and those in its original response dated 29 July 2024, Norton Parish Council wishes to object to this application.

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(The Chairman of the Parish Council wishes to address the Planning Committee before this application is decided, to explain further the inappropriateness of this proposal. Please notify the Parish Council of the date of the Committee's meeting so that the Chairman can attend.)

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Signed