



Issue 5/Graftongate Investments Ltd and Consi Investments Ltd

Specific Sites

Question 1: Javelin Park

- 1.1 GVA has submitted representations on behalf of Graftongate Investments Ltd (GIL) and Consi Investments Ltd (CIL) which object to the Gloucestershire Waste Core Strategy "Focused Changes" document (June 2011) (CD1.2). These representations are set out within GVA's "Statement of Objections" dated August 2011. CIL is the owner of c. 6ha of land at Javelin Park and GIL is the Development Manager and the objections are focused upon the proposed allocation of their landholding at Javelin Park as a strategic site for a residual waste recovery facility under Core Policy **WCS4**.
- 1.2 In summary, GIL and CIL are of the opinion that the draft GWCS is currently unsound in allocating their land at Javelin Park under Core Policy WCS4 because it would not provide sufficient flexibility to ensure that the site is redeveloped in response to prevailing market conditions and, moreover, disregards the extant planning permission for B8 use and the landholder's aspirations. As such, its allocation would not be justified, would not be effective and would be inconsistent with national policy. The view is taken that only Gloucestershire County Council's (GCC) land at Javelin Park should be allocated under this policy.
- 1.3 GIL will be representing both parties at the Examination Hearing for Issue 5, **and wish to rely upon their original representations for this**. However, they also wish to respond directly to Questions 5.1, 5.2 and 5.4 and have set out their requested amendments to the draft core strategy. The responses are provided below.



"5.1 CD1.11 proposes (FC44) that the boundary of the site be redrawn to reduce the area substantially. Is the remaining site large enough to accommodate the uses proposed?"

1.4 This is really a question for GCC as Waste Disposal Authority, but one would assume that the 5ha of land acquired from CIL in 2009 was deemed sufficient by GCC to accommodate a strategic waste management facility at the site. It is also relevant to note that the Inspector's Report relating to the Gloucestershire Waste Local Plan stated the following in relation to the proposed allocation of Javelin Park (para. 4.25.5):

"...To my mind the large area of the site remaining for development provides considerable scope for a range of schemes... Five ha is said to be ample for this".

1.5 It must also be recognised that the whole of Javelin Park benefits from an extant planning permission for B8 development (explained further below). Whilst GCC can set aside this permission on their land at Javelin Park and apply instead for waste management uses, they are not able to prevent B8 development on the northern half given that it is owned by CIL. As such, GCC do not have the power to safeguard CIL's land for waste management uses whilst the extant permission remains "live" and its allocation would therefore be unsound.

1.6 It is important to clarify that CIL and GIL are not opposed to the principle of a waste management use(s) on their land should opportunities arise, but it is critical that Development Plan policies are sufficiently flexible to allow for either B8 and/or waste management uses in response to prevailing market demand. The proposed allocation of the entire Javelin Park site would not provide this flexibility beyond the life of the extant B8 planning permission, because the site would then be subject to the draft safeguarding policy (WCS8) in CD1.1. This is likely to result in GCC resisting non-waste uses (as occurred in 2006 when a B8 planning permission dating from 2002 was applied for renewal).

1.7 As Javelin Park lies within "Zone C" in the draft Core Strategy it is already a preferred location for strategic waste uses and therefore it is unnecessary to formally allocate CIL's land under Policy WCS4, as waste applications can be assessed on their merits against the criteria-based policies.



"5.2 The Landscape and Visual Impact Assessment... implies that the fallback position of the extant outline permission is a significant factor. How does this permission compare in terms of footprint and size of buildings with those proposed in the CS and how realistic is this fallback position?"

1.8 Since GVA submitted the Statement of Objections, Stroud District Council granted the renewal of the 2007 outline planning permission for B8 development on 12 August 2011 (Ref. S.10/0590/VAR). A copy of the decision notice is attached as **Appendix 1** and key aspects are as follows:

- The 2011 permission allows for up to 45,151 sq m of B8 floorspace on the entirety of Javelin Park (i.e. both GCC's and CIL's land). The permission is a renewal of the 2007 outline permission granted by the Secretary of State, which itself was a renewal of an outline permission dating from 2002. These permissions are attached as **Appendix 2**.
- The 2011 permission allows Reserved Matters to be made up until August 2014, although five separate and alternative schemes of Reserved Matters are approved under the outline permission (all of these cover GCC's land at least in part). The decision notices and approved site plans for these Reserved Matters schemes are attached as **Appendix 3**.
- The five approved schemes of Reserved Matters can be implemented up until 16 April 2013, although any additional approved schemes can be implemented up until two years after the last of the Reserved Matters have been approved i.e. potentially August 2016.
- Condition 19 limits building heights to 15.7m.

1.9 In terms of the question *"how realistic is this fallback position"* it is evident that Reserved Matters approval is in place for a number of alternative B8 schemes and further schemes of Reserved Matters (including individual phases) can be made up until August 2014. Whilst the site has been vacant for a number of years it is apparent that the approval of detailed schemes of Reserved Matters in 2008 coincided with the downturn in the property market and a period in which speculative development has been scarce. CIL and GIL acquired the land for B8 development given its proximity to Junction 12 of the M5



and have now developed the internal spine road and provided appropriate drainage infrastructure for the site. The site is therefore "oven-ready" and it is likely that market conditions will improve between now and 2016 meaning that the fallback position should be considered a realistic proposition insofar as it relates to CIL's landholding. Planning case law has established that a realistic fallback position is a "*vitally material consideration*" and it is therefore reiterated that the allocation of CIL's land under policy WCS4 is unsound.

"5.4 what other factors might affect the deliverability of this site?"

1.10 As outlined at para. 1.5 above, the whole of Javelin Park benefits from an extant planning permission for B8 development. This permission will prevent GCC from safeguarding the northern half of Javelin Park for waste management uses as long as the B8 permission remains live given that it is owned by a third party. In these circumstances, it would be illogical and unsound to allocate CIL's land under Policy WCS4.

Requested Amendments

1.11 Requested amendments to Policy WCS4, paras. 4.90 and 4.97 and Appendix 5 of CD1.2 were provided within GVA's Statement of Objections. However, GCC have subsequently proposed "*Focused Change 44*" which address the objections submitted by CIL and GIL, and which are therefore supported. The only exception to this is the proposed text in Appendix 5 "*Site Schedule 3*" under "*CHP Potential*" which refers to the B8 permission and states "*which has not yet been implemented*". This is actually incorrect as the 2002 outline permission has been implemented pursuant to Reserved Matters approval Ref. S.02/2178. It is therefore requested that this text be deleted.



Appendix

1



Stroud District Council

Town and Country Planning Act, 1990 (As amended)

Planning
Permission

Under the above Act the District Council as Local Planning Authority HEREBY GRANTS Planning Permission for the development described below in accordance with the submitted application and accompanying plan(s) but subject to the conditions stated:

Agent:

Mr Matthew Fox
GVA Grimley Ltd
3 Brindley Place
Birmingham
West Midlands
B1 2JB

Applicant:

Graftongate Developments And
Consi Investments Ltd
C/o GVA Grimley Ltd
3 Brindley Place
Birmingham
West Midlands
B1 2JB

Planning Ref:S.10/0590/VAR

Application Date: 31/03/2010

Site No: 19751

Dated: 12/08/2011

Description of Land
Javelin Park, Haresfield, Stonehouse, Gloucestershire

Description of Development

Extension of time period for the implementation of outline permission S.05/2138/VAR for a further three years.
Haresfield Parish Council 380097 210513

Conditions attached to permission and reasons therefor:

1. In addition to any reserved matters approved under condition 2, the development hereby permitted shall also relate to Reserved Matters approvals S.07/2468/REM, S.07/2471/REM, S.07/2472/REM, S.07/2473/REM and S.07/2474/REM (hereinafter called the "approved schemes").

Reason:

These development proposals have been previously approved in pursuance of outline permission S.05/2138/VAR and given that there has been no material change in planning policy since their original consideration, remain acceptable.

2. Before the development of any phase is commenced (other than that of the approved schemes), approval shall be obtained from the Local Planning Authority in writing of the details of the layout, scale, appearance and landscaping of the site (hereinafter called "the reserved matters") for that phase of development.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. Application for approval of the reserved matters (other than the approved schemes) for each phase of development shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

4. The development hereby permitted shall be commenced not later than:

i] 16th April 2013 in relation to the approved schemes or

ii] the expiration of two years from the date of approval of the last of the reserved matters to be approved under this permission other than those relating to the approved schemes.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

Philip Skill
Head of Planning

Duly Authorised in that behalf

IMPORTANT NOTES – SEE OVERLEAF



5. No development of any phase shall take place until samples of all materials to be used in the construction of the external surfaces of the building works for that phase hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall then only be carried out in accordance with the approved details.

Reason:

In the interests of the visual amenities of the area.

6. Other than the approved schemes, the development of any phase hereby permitted shall not be commenced until a scheme of hard landscaping for that phase has been submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping scheme shall then be implemented for that phase in full prior to the occupation of that part of the development to which it relates and shall be maintained as such thereafter.

Reason:

These matters require further consideration in the interests of the visual amenity of the area.

7. All planting, seeding or turfing comprised in the approved details of landscaping for each phase of development shall be carried out in the first complete planting and seeding seasons following the occupation of the buildings in that phase, or the completion of the development to which it relates, whichever is the sooner. Any trees or plants which, within a period of five years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason:

In the interests of the visual amenities of the area.

8. The development shall be used solely for the use described within the Class B8 of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to the class in any statutory instrument revoking and re-enacting that order and shall not be used for any other purpose including the retailing of goods without the prior permission of the Local Planning Authority.

Reason:

In order to ensure that the site remains in storage and distribution use and does not result in the creation of an unsustainable retail or general industrial premises located within the open countryside contrary to the interests of sustainability and central government guidance.

9. The development of each phase hereby permitted shall not be commenced until detailed plans have been submitted to and approved in writing by the Local Planning Authority of the method of disposal of surface water within the curtilage of the site for that phase or for the whole of the development. The approved scheme shall then be implemented in full for that phase prior to the occupation of that part of the development to which it relates and shall be maintained as such thereafter.

Reason:

To ensure that the development is served by a satisfactory means of surface water disposal.

10. The development of each phase hereby permitted shall not be brought into use until works for the disposal of sewage have been provided on site to serve the development either in that phase or as a whole in accordance with details previously submitted to and approved in writing by the Local Planning Authority. These works shall then be maintained in accordance with the approved scheme thereafter.

Reason:

To ensure that an adequate sewage disposal system is provided to serve the development.

11. No building shall be erected or any trees planted within 4.0 metres of the rising main that crosses the site. Alternatively, application for relocation of the pumping station and diversion of the rising main may be made in accordance with Section 185 of the Water Industry Act 1991.

Reason:

In order to safeguard the existing water industry infrastructure on the site.

12. Save for the existing access by Severn Trent to the pumping station, there shall be no other vehicular access to the site other than by way of the roundabout at the site access with Bath Road.

Reason:
In the interests of highway safety.

13. The proposed development shall be served by the estate road approved under reference S.10/1451/FUL dated 24th September 2010. Any alternative layout for the estate road shall be laid out and constructed in accordance with details, including means of surface water disposal, previously submitted to and approved in writing by the Local Planning Authority. This provision shall then be maintained in accordance with the approved scheme thereafter.

Reason:
In the interests of highway safety.

14. Before the commencement of building operations for each phase, the internal road layout serving that phase shall have been completed in all respects to at least top of base course level.

Reason:
In the interests of highway safety.

15. Other than the approved schemes, no siteworks for each phase of the development shall commence until such time as a temporary car parking area for site operatives and construction traffic for that phase has been laid out and constructed within the site in accordance with details to be submitted to and agreed in writing by the Local Planning Authority and that area shall be retained available for that purpose for the duration of building operations on that part of the development to which it relates.

Reason:
To ensure the access roads in the vicinity of the site are kept free from construction traffic, in the interests of highway safety.

16. Other than the approved schemes, no building within each phase shall be occupied or otherwise used for any purposes until provision has been made within that phase for the loading and unloading of goods vehicles in accordance with details previously submitted to and approved in writing by the Local Planning Authority. Such provision shall be maintained available for loading / unloading purposes for the duration of the use.

Reason:
To ensure that adequate provision is made for the loading / unloading of vehicles in the interests of highway safety.

17. Other than the approved schemes, no works shall commence on site for each phase of development until details of staff and visitor vehicular parking and manoeuvring facilities within the curtilage of the site for that phase have been submitted to and approved in writing by the Local Planning Authority. The approved parking scheme shall then be implemented in full prior to the occupation of that part of the development to which it relates and shall be maintained as such, available for use, thereafter.

Reason:
To ensure that adequate levels of car parking and manoeuvring facilities are provided to serve the development in the interests of highway safety.

18. Other than the approved schemes, no works shall commence for each phase of development until a scheme for the provision of covered cycle parking spaces to serve the development within that phase has been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking scheme shall then be implemented in full prior to the occupation of that part of the development to which it relates and shall be maintained as such thereafter.

Reason:
In order to promote the use of sustainable transport initiatives for employees and visitors on the development.

19. The buildings hereby permitted shall not exceed 15.7m in height, measured from existing ground levels.

Reason:

In the interests of the visual amenity of the area and to reduce the impact of the buildings on the landscape.

Article 31 Statement

For the purposes of Part 4, Article 31 of the Town and Country Planning (Development Management Procedure)(England) Order 2010, the following reasons for the Council's decision are summarised below together with a summary of the Policies and Proposals contained within the Development Plan which are relevant to this decision:

Subject to condition, the proposal complies with the provisions of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009 and also Policies GE1, GE5, HN8 and TR1 of the adopted Stroud District Local Plan, November 2005 for the following reasons:

The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009 enables extensions to the time limits for the implementation of planning permissions to be granted provided that the time limit for the overall commencement of the original development has not expired and that there has not been a material change in planning policy since the time of the original application. In this instance a valid application for the extension of the time period was received prior to the expiry of the implementation date and hence the application is available for determination.

In respect of material changes in planning policy there has been no change since the original parent application S.05/2138/VAR, with the relevant policy basis being formed by Policies GE1, GE5, EM2 and EM4 of the adopted Stroud District Local Plan, November 2005 and guidance contained within PPS4, PPS7 and PPG13. Whilst PPS4 has been fully revised since the time of the original application, it remains supportive of the re-use of brownfield sites for employment generating activities provided that there are sustainable. In this instance the re-use of land combined with the need for B8 uses to be located close to transport hubs will result in a sustainable employment use. In this manner the proposal is fully supported by local and national guidance and accords with the advice contained in 'Greater flexibility for Planning Permissions' issued by the Department for Communities and Local Government November 2009.

In accordance with advice contained in ODPM Circular 05/2005 'Planning Obligations' the obligations deemed reasonable and relevant arising from the original permissions S.01/1191 and S.05/2138/VAR can also be secured via a legal agreement. In this manner the impact of the development on the local infrastructure can be mitigated and the use of sustainable transport initiatives supported.

NOTES

1. If the applicant is aggrieved by the decision of the District Council as Local Planning Authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act, 1990, within six months (or 28 days if an enforcement notice is in place) of receipt of this notice. (Appeals must be made on a Planning form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay, 2 The Square, Temple Quay, Bristol, BS1 6PN. If requesting forms from the Planning Inspectorate, please state the appeal form you require. When lodging an appeal a copy must also be sent to the Head of Development Services, Council Offices, Ebley Mill, Westward Road, Ebley, Stroud, GL5 4UB.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the District Council as Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

The Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

2. If the permission to develop land is granted subject to conditions, whether by the District Council as Local Planning Authority or by the Secretary of State for the Environment and the owner of the land 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 District council a purchase notice requiring the District Council to purchase his interest in the land in accordance with the provisions of Sections 137-144 of the Town and Country Planning Act, 1990.
3. In certain circumstances, a claim may be made against the District Council as Local Planning Authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act, 1990.
4. 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 Department at the District Council for information.
5. 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 Divisional Surveyor before commencing such work. The address of the Divisional Surveyor may be obtained from the County Surveyor, Shire Hall, Gloucester, GL1 2TH.
6. 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.
7. Attention is drawn to the fact that any failure to adhere to the details of approved plans or to comply with conditions attached to this permission constitutes a contravention of the provisions of the Town and Country Planning Act, 1990 in respect of which enforcement action may be taken. Development begun after three years from the date of this permission is unauthorised development in respect of which enforcement action may also be taken.
8. Any further information concerning this decision can be obtained from the Head of Development Services, Council Offices, Ebley Mill, Westward Road, Ebley, Stroud, GL5 4UB. Please quote the Reference Number on this permission in any correspondence.

Please note: Only the applicant possesses the right of appeal.



Appendix 2

27 March 2007

Mr M Fox
GVA Grimley
3 Brindley Place
Birmingham
B1 2JB

Our Ref: APP/C1625/V/06/1199309

Your Ref: MYF/01A577403

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77
APPLICATION BY SLOUGH ESTATES PLC
LAND AT JAVELIN PARK, BATH ROAD, HARESFIELD, STONEHOUSE,
GLOUCESTERSHIRE GC10 3DP
APPLICATION REF: S.05/2138/VAR**

1. I am directed by the Secretary of State to say that consideration has been given to the report of the Inspector, R R Lyon MA CEng MICE MRTPI FIHT, who held a public inquiry between 28 November and 5 December 2006 into your client's application to vary condition 02 on outline consent reference S.01/1191 to extend the prescribed period in which reserved matters applications must be made to 23 August 2006 (subsequently amended - see paragraph 4 below) in accordance with application Ref S.05/2138/VAR dated 3 November 2005.
2. Instead of being dealt with by the relevant planning authority, Stroud District Council, the application was called in for decision by the Secretary of State following a direction issued, in pursuance of section 77 of the Town and Country Planning Act 1990, on 20 June 2006.

Inspector's recommendation and summary of the decision

3. The Inspector, whose conclusions are reproduced in the annex to this letter, recommended that the application be allowed and planning permission granted subject to conditions. For the reasons given below, the Secretary of State agrees with the Inspector's conclusions, except where stated, and agrees with his recommendation. A copy of the Inspector's report (IR) is enclosed. All references to paragraph numbers, unless otherwise stated, are to that report.

Procedural matters

4. The Secretary of State notes (IR1) that, in a letter dated 30 January 2006 to Stroud District Council, the applicant requested that the application be amended such that reserve matters applications should be made "before the expiration of 5 years from the date of this permission", that this amendment was accepted by the District Council and that the Inspector has reported on that basis. Accordingly, the Secretary of State has also made her decision on the basis that, as the original planning permission was granted on 21 November 2002 (IR12), condition 02 would be varied to extend the prescribed period in which reserved matters applications must be made to 20 November 2007.
5. The Secretary of State also notes that Gloucestershire County Council made representations at the Inquiry that the Secretary of State is without jurisdiction in determining this application (IR5-8). However, for the reasons given in IR126-127, the Secretary of State agrees with the Inspector that she does have jurisdiction.

Policy considerations

6. In deciding the application, the Secretary of State has had regard to section 38(6) of the Planning and Compulsory Purchase Act 2004 which requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan consists of the Regional Spatial Strategy for the South West (RPG10), the Gloucestershire County Structure Plan Second Review (GSP) (adopted November 1999), the Gloucestershire Waste Local Plan 2002-2012 (GWLP) (adopted October 2004), and the Stroud District Local Plan (SDLP) (adopted November 2005).
7. The Secretary of State has also had regard to the draft Regional Spatial Strategy for the South West (RSS 10) (April 2006); and to the draft Joint Municipal Waste Management Strategy (JMWMS) which is being prepared by the 7 Gloucestershire Councils to provide a framework for the development of waste management services in Gloucestershire to 2020. However, since both these documents could still be subject to change, the Secretary of State affords them only limited weight.
8. Other material considerations that the Secretary of State has taken into account include Planning Policy Guidance 4 (PPG4): *Industrial and Commercial Development and Small Firms*; Planning Policy Statement 10 (PPS10): *Planning for Sustainable Waste Management*; Planning Policy Statement 12 (PPS12): *Local Development Frameworks*; Circular 11/95: *The Use of Conditions in Planning Permission*; Circular 08/2005: *Guidance on Changes to the Development Control System*; *Employment Land Reviews: Guidance Note* published by ODPM in December 2004; and the Town and Country Planning (England) Regulations 1999 (SI 3280/1999).

Main issues

9. The Secretary of State considers that the main issues in this case are those set out in the call in letter and reproduced on page 1 of the IR. She considers these and other relevant matters below.

Whether the proposal accords with the Development Plan

10. The Secretary of State has taken account of the fact (IR157) that the SDLP includes on its proposals map the safeguarded waste allocation at Javelin Park, while indicating the site in its text as an employment commitment (based on the existence of the planning permission which the current proposal seeks to vary). She agrees with the Inspector (IR157) that it is unfortunate that the SDLP did not resolve this apparent conflict. However, she agrees with the Inspector that, for the reasons given in IR159, the SDLP considers the site as an employment allocation and, for the reasons given in IR163-165, she agrees with the Inspector that Javelin Park provides a significant proportion of the B8 land available in the SDLP and that the current application is in accordance with the adopted plan.
11. Nevertheless, for the reasons given in IR151, the Secretary of State agrees with the Inspector that the use of the proposal site for waste management purposes would, in principle, satisfy the location requirements of RSS 10 and the policy of the emerging waste management strategy in JMWMS. She also agrees with the Inspector that Policy 4, with Schedule 1, of the GWLP has the effect of identifying Javelin Park as one of the 5 sites where Strategic Waste Management facilities may be permitted; and that Policy 7 of the GWLP provides that such sites will normally be safeguarded (IR153). Furthermore, the Secretary of State notes (IR154) that Gloucestershire County Council sought to establish at the GWLP Inquiry that Javelin Park is the best of the strategic sites identified, while she also notes that the GWLP has a generous provision of sites in recognition of the fact that some of the safeguarded sites may not come forward because of development pressures.
12. The Secretary of State therefore concludes that support is provided by the development plan both for the current proposal and for the use of the site for a waste management facility. She also agrees with the Inspector's argument in IR161 about the application of Regulations 43 and 44 of the Town and Country Planning (England) Regulations 1999 (SI 3280/1999) to determine which of these allocations should take precedence. However, she considers that, as the issue of conformity with the development plan is so finely balanced, she needs to base her decision on the merits of other material considerations rather than depending solely on this.

The relationship of the proposal to PPG4

13. For the reasons given in IR141, the Secretary of State agrees with the Inspector that, as Javelin Park is a previously developed site with good access to the motorway system, it is a good location for both B8 uses and the waste management uses envisaged by the GWLP (IR141). She therefore agrees with the Inspector that, discounting the complication of a competing bid for the

use of the land in accordance with a different national policy and plan allocation, the current application accords with national planning guidance in PPG4 (IR142).

The relationship of the proposal to PPS10

14. The general aim of PPS10 is to support, through the planning process, the Government's overall objective of protecting human health and the environment by producing less waste and by using it as a resource wherever possible. Waste planning authorities are expected to identify sites and areas suitable for new or enhanced waste management facilities for the waste management needs of their areas. In these general terms, the Secretary of State considers that the identification and safeguarding of the Javelin Park site for a waste management facility accords with national policy.
15. She has taken account of the Inspector's point (IR146) that an extant planning permission for B8 uses on this site existed before the GWLP Inquiry closed, but she does not agree with his argument in IR148 that the proper application of the guidance in paragraph 18 of PPS10 should therefore necessarily rule out Javelin Park from being identified for waste management purposes.
16. She considers that the current proposal should be considered on its own merits in the context of the generality of the policy in PPS10, including on avoiding prejudicing the implementation of the waste strategy in the development plan (PPS10, paragraph 33). This expects local planning authorities to consider the likely impact of proposed, non-waste related, development on sites and areas allocated for waste management and, if necessary, to consider how they could be amended to make them acceptable or, where this is not practicable, to refuse planning permission. She also considers relevant the advice in *Employment Land Reviews: Guidance Note* which emphasises the importance of considering in employment land reviews the land requirements waste facilities, in addition to those needs addressed in the scope of the review of general industrial demand.

The fallback position

17. For the reasons given in IR129-131, the Secretary of State agrees with the Inspector that the fallback position of an implemented and extant planning permission for the current site is an important material consideration to which substantial weight should be attached.
18. She agrees with the Inspector (IR131) that, if the current application were to be refused, the balance of probability suggests that the extant planning permission for B8 use would take place. This would consist of a single development across the whole of the site whereas, as the Inspector into the current proposal points out (IR146), the GWLP Inquiry Inspector considered that the large area of the Javelin Park site provided scope for a strategic waste management facility occupying about 5 ha (of the total of 11 ha). Hence, the Secretary of State can see merit in the current Inspector's argument (IR147) that, if the permission currently sought is granted, its implementation will come forward in phases thus

potentially providing an opportunity for the site to develop in the way in which the GWLP Inspector envisaged.

The County Council's position on acquiring Javelin Park

19. The use of a part of the site for a waste management facility would obviously depend, however, on Gloucestershire being able to acquire the necessary land, and the Secretary of State notes the Inspector's comment (IR147) that the Applicant has no wish to accommodate a waste management use in this way. Nevertheless, the Secretary of State has had regard to the fact that the County Council retain an interest in buying Javelin Park (IR132) and, for the reasons given in IR133-136, she agrees on balance with the Inspector that the County Council's position in terms of purchasing Javelin Park on the open market would not be affected by the granting of the planning permission currently being sought (IR137). She agrees with the Inspector (IR137) that this is particularly so given the theoretical possibility considered in the previous paragraph for a partial acquisition to be considered.
20. As regards the likelihood of Gloucestershire pursuing a compulsory purchase order, while the Secretary of State acknowledges that this is a potential course of action open to the County Council, she agrees with the Inspector that, for the reasons given in IR137, little weight should be given to the matter in determining the current planning application.

The extent to which the permission being sought would prejudice achieving a waste management facility

21. For the reasons given in IR146-147, the Secretary of State agrees with the Inspector that the site is already prejudiced for waste management uses by the extant and 'implemented' planning permission for B8 use. She further agrees that granting planning permission for the current proposal would result in no material additional harm or impact to that already resulting from the extant planning permission enjoyed by the site (IR162). Like the Inspector, the Secretary of State considers that, as the current proposal envisages development of the site in stages, it represents an opportunity for a waste management facility to be accommodated on part of the site, as envisaged by the GWLP Inspector (IR147). Having regard to the fallback position, she considers that this offers a better prospect of providing scope for the County Council to acquire a part of the site than refusing to grant permission.
22. The Secretary of State has no grounds for disagreeing with the Inspector's conclusions that there is a sufficient number and quality of safeguarded sites to provide strategic waste management facilities without resorting to Javelin Park and that there is evidence to suggest that the waste development industry is bringing forward sites in the area for waste management uses providing capacity for the area (IR149). However, while she therefore accepts the Inspector's conclusion that there is no evidence to suggest that, without the site, the delivery of sustainable waste management facilities in Gloucestershire would be fatally affected, she agrees with the views of the County Council (see paragraph 11 above) that Javelin Park represents the best of the strategic sites which they have identified.

Conditions and Obligations

23. The Secretary of State has considered the proposed conditions and national policy as set out in Circular 11/95, along with the Inspector's comments as set out at IR119-121 and IR167. She agrees with all the Inspector's proposed modifications, and that the proposed conditions meet the tests of Circular 11/95. The conditions to which the planning permission granted by this letter will be subject are set out in paragraph 29 below.
24. The Secretary of State considers that the provisions of the Section 106 agreement dated 20 November 2002, taken together with the supplemental agreement dated 27 November 2006, are relevant to the development; and she is satisfied that the agreement complies with the policy tests set out in ODPM Circular 05/2005.

Other matters

25. For the reasons given in IR166, the Secretary of State agrees with the Inspector that there is no material evidence to show that the use of the current site for modern waste management purposes would have any adverse amenity implications for the mixed development at Hunts Grove.

Overall Conclusions

26. The Secretary of State considers this to be a particularly complex planning case, with a number of overlapping policy, legal and practical issues to consider. She considers that both the current proposal and the use of the site for a waste management facility would be in general accordance with the development plan, and so she has taken account of other material considerations in reaching her decision. In particular, given the suitability of the site for a waste management facility, as recognised in the GWLP, she is concerned to provide as much opportunity as possible for the parties to explore the scope for accommodating that on the site.
27. Whether or not the Secretary of State grants permission for the current proposal, the applicant can implement the fallback position whenever he wishes, thereby sterilising the whole site from the point of view of providing a waste management facility unless Gloucestershire County Council can purchase the land, either by agreement or compulsorily. The Secretary of State does not therefore consider that the position of the County Council is rendered any more disadvantageous than at present by the granting of permission for the application currently under consideration.
28. On the other hand, the Secretary of State considers that granting the planning permission currently being sought should provide scope for a more flexible approach if the parties wish to pursue it. The applicants will be able to adopt a phased approach to the implementation of their outline permission, thereby at least opening up the possibility of accommodating a waste management facility on the site in line with national and development plan policies.

Formal Decision

29. Accordingly, for the reasons given above, the Secretary of State agrees with the Inspector's recommendation. She hereby grants planning permission for variation of condition 02 on outline consent reference S.01/1191 dated 21 November 2002 to extend the prescribed period in which reserved matters applications must be made to 20 November 2007, subject to the following conditions:

1. *Before any development is commenced, approval shall be obtained from the local planning authority of the siting, design, external appearance of the building(s), and the landscaping of the site (hereinafter called "the reserved matters").*
2. *Application for approval of the reserved matters shall be made to the local planning authority before the expiration of 5 years from the date of the original permission granted on 21 November 2002¹.*
3. *The development hereby permitted shall be commenced before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.*
4. *No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building works hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall then only be carried out in accordance with the approved details.*
5. *The development hereby permitted shall not be commenced until details of a scheme of hard and soft landscaping for the site have been submitted to and approved in writing by the local planning authority.*
6. *All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first complete planting and seeding seasons following the occupation of the buildings or the completion of the development to which it relates, whichever is the sooner. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size or species, unless the local planning authority gives written consent to any variation.*
7. *The development shall be used solely for the use described within Class B8 of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to the class in any statutory instrument revoking and re-enacting that order and shall not be used for any other purpose including any retailing of goods without the prior permission in writing from the local planning authority.*
8. *The development hereby permitted shall not be commenced until detailed plans have been submitted to and agreed in writing by the local planning authority of the method of disposal of surface water within the curtilage of*

¹ this means before 20 November 2007 - 'see paragraph 4 above.

the site. The development shall not be brought into use until that agreed method has been provided and is available for use.

9. *The development hereby permitted shall not be brought into use until works for the disposal of sewage have been provided on site to serve the development in accordance with details to be submitted to and approved in writing by the local planning authority.*
10. *No building shall be erected or any trees planted within 4.0 metres of the rising main that crosses the site. Alternatively, application for relocation of the pumping station and diversion of the rising main may be made in accordance with section 185 of the Water Industry Act 1991.*
11. *There shall be no other vehicular access to the site other than by way of the roundabout at the site access on Bath Road.*
12. *The proposed development shall be served by an estate road (or roads) and laid out and constructed in accordance with details, including means of surface water disposal, to be submitted to and approved in writing by the local planning authority.*
13. *Before the commencement of building operations, the internal roads layout shall be completed to at least base course level.*
14. *No works shall commence on site until a temporary car parking area for site operatives and construction traffic has been laid out and constructed in the site in accordance with details to be submitted to and approved in writing by the local planning authority, and that area shall remain available for that purpose for the duration of building operations.*
15. *No building shall be occupied or otherwise used for any purpose until provision has been made within the site for loading and unloading of goods vehicles in accordance with details to be submitted to and approved in writing by the local planning authority, and that provision shall remain available for that purpose for the duration of the use.*
16. *No works shall commence on site until details of staff and visitor vehicular parking and manoeuvring facilities within the curtilage of the site have been submitted to and approved in writing by the local planning authority. The relevant parking and manoeuvring facilities shall then be completed in all respects in accordance with those details before any part of the development is brought into use and shall be maintained as such thereafter.*
17. *No part of the development shall be brought into use until space has been laid out within the relevant part of the site for bicycles to be parked in accordance with details to be submitted to and approved in writing by the local planning authority.*
18. *No works shall commence on site until full engineering and constructional details have been submitted to and approved in writing by the local planning authority. The details shall be generally in accordance with the scheme shown as WSP drawing 233/PREN/99-12-06B contained within the supporting documentation comprising the following elements:*

- a. *Extension of the pedestrian/cycle way from Junction 12 M5 interchange to the site;*
- b. *Provision of bus stopping facilities;*
- c. *Three-armed roundabout junction on B4008 serving the site; and*
- d. *Street lighting, lining, signing, drainage and other engineering works associated with the proposed highway improvement scheme.*

These details so approved shall be implemented in full prior to the beneficial use of the development hereby authorised.

19. *The buildings hereby permitted shall not exceed 15.7m in height, measured from existing ground levels.*
30. An applicant for any consent, agreement or approval required by a condition of this permission for agreement of reserved matters has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the Local Planning Authority fail to give notice of their decision within the prescribed period.
31. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

Right to challenge the decision

32. A separate note is attached setting out the circumstances in which the validity of the Secretary of State's decision may be challenged by making an application to the High Court within six weeks from the date of this letter.
33. A copy of this letter has been sent to Stroud District Council and other interested parties.

Yours faithfully,



Jean Nowak

Authorised by the Secretary of State to sign in that behalf

RIGHT TO CHALLENGE THE DECISION IN THE HIGH COURT

These notes are provided for guidance only and apply only to challenges under the legislation specified. If you require further advice on making any High Court challenge, or making an application for Judicial review, you should consult a solicitor or other advisor or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London, WC2 2LL (0207 947 6000).

The attached decision is final unless it is successfully challenged in the Courts. The Secretary of State cannot amend or interpret the decision. It may be redetermined by the Secretary of State only if the decision is quashed by the Courts. However, if it is redetermined, it does not necessarily follow that the original decision will be reversed.

SECTION 1: PLANNING APPEALS AND CALLED-IN PLANNING APPLICATIONS;

The decision may be challenged by making an application to the High Court under Section 288 of the Town and Country Planning Act 1990 (the TCP Act).

Challenges under Section 288 of the TCP Act

Decisions on called-in applications under section 77 of the TCP Act (planning), appeals under section 78 (planning) may be challenged under this section. Any person aggrieved by the decision may question the validity of the decision on the grounds that it is not within the powers of the Act or that any of the relevant requirements have not been complied with in relation to the decision. An application under this section must be made within six weeks from the date of the decision.

SECTION 2: AWARDS OF COSTS

There is no statutory provision for challenging the decision on an application for an award of costs. The procedure is to make an application for Judicial Review.

SECTION 3: INSPECTION OF DOCUMENTS

Where an inquiry or hearing has been held any person who is entitled to be notified of the decision has a statutory right to view the documents, photographs and plans listed in the appendix to the report of the Inspector's report of the inquiry or hearing within 6 weeks of the date of the decision. If you are such a person and you wish to view the documents you should get in touch with the office at the address from which the decision was issued, as shown on the letterhead on the decision letter, quoting the reference number and stating the day and time you wish to visit. At least 3 days notice should be given, if possible.



Stroud District Council

TOWN AND COUNTRY PLANNING ACT, 1990

Under the above Act, the District Council as Local Planning Authority HEREBY PERMITS the development described below subject to the conditions stated. This permission is granted on an outline application described in article 3 of the Town and Country Planning (General Development Procedure) Order 1995:

Agent:
Mr S Hollowood
GVA Grimley
3 Brindleyplace
Birmingham
B1 2JB

Applicant:
Slough Estates plc, Development
Division
234 Bath Road
Slough

Planning Reference: S. 01/1191
Application Date: 18/07/2001
Site Number: 19751
Dated: 21/11/2002

Description of Land

Javelin Park, (former Bilton Cargo Centre), Bath Road, Haresfield
Haresfield Parish SO 80100 10500

Description of Development

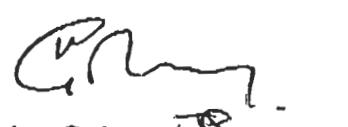
Outline Application for redevelopment for up to 45,151 square metres of distribution warehouses (B8), involving provision of new means of access, and demolition of existing warehouses. (Revised plans submitted 5/11/01)

Conditions attached to permission and reasons therefor:

1. Before any development is commenced, approval shall be obtained from the Local Planning Authority in writing of the details of the siting, design, external appearance of the building(s), and the landscaping of the site (hereinafter called "the reserved matters").
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.
4. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building works hereby permitted have been submitted to and approved in writing by the Head of Development Services. Development shall then only be carried out in accordance with the approved details.
5. The development hereby permitted shall not be commenced until details of a scheme of hard and soft landscaping for the site have been submitted to and agreed in writing by the Director of Development and Leisure.
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first complete planting and seeding seasons following the occupation of the buildings or the completion of the development to which it relates, whichever is the sooner. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Director of Development and Leisure gives written consent to any variation.

DC2533

IMPORTANT - SEE NOTES OVERLEAF


Ian Gobey
Development Control Manager
Duly authorised in that behalf

7. The development shall be used solely for the use described within Class B8 of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to the class in any statutory instrument revoking and re-enacting that order and shall not be used for any purpose including any retailing of goods, without the prior permission in writing of the Head of Development Services.
8. The development hereby permitted shall not be commenced until detailed plans have been submitted to and agreed in writing by the Director of Development and Leisure, of the method of disposal of surface water within the curtilage of the site. The development shall not be brought into use until that agreed method has been provided and is available for use.
9. The development hereby permitted shall not be brought into use until works for the disposal of sewage have been provided on site to serve the development, in accordance with details to be submitted to and approved in writing by the Director of Development and Leisure, prior to the commencement of development.
10. No building shall be erected or any trees planted within 4.0 metres of the rising main which crosses the site. Alternatively application for relocation of the pumping station and diversion of the rising main may be made in accordance with Section 185 of the Water Industry Act 1991 to the Severn Trent Water Authority.
11. Before the development hereby authorised is brought into use the existing vehicular access to the site shall be modified to provide a maximum entrance width of 1.5 metres.
12. The proposed development shall be served by an estate road (or roads) and laid out and constructed in accordance with details, including means of surface water disposal, to be submitted to and approved by the Head of Development Services.
13. Prior to the commencement of industrial building operations the internal roads layout shall be completed to at least base course level.
14. No development shall commence until such time as a phasing programme for highway works has been submitted to and approved by the Head of Development Services.
15. No site works shall commence until such time as a temporary car parking area for site operatives and construction traffic has been laid out and constructed within the site in accordance with details to be submitted to and agreed in writing with the Head of Development Services and that area shall be retained available for that purpose for the duration of building operations.
16. No buildings shall be occupied or otherwise used for any purpose until provision has been made within the site for loading and unloading of goods vehicles in accordance with details which have been submitted to and approved in writing by the Head of Development Services and thereafter maintained for the duration of the use.
17. No works shall commence on site until details of staff and visitor vehicular parking and manoeuvring facilities within the curtilage of the site have been submitted to and approved in writing by the Head of Development Services. The parking and manoeuvring facilities shall then be completed in all respects in accordance with those details before the development is brought into use and shall be maintained as such thereafter.
18. No site development shall commence until details of the level and form of access to and from the development by buses and public transport have been first submitted to and approved in writing by the Head of Development Services and no beneficial use shall commence until the approved public transport facilities are operational.
19. No part of the development shall be brought into use until space has been laid out within the site in accordance with details to be submitted to and agreed in writing by the Head of Development Services for bicycles to be parked.
20. No works shall commence on site until such time as a Transport Plan has been submitted to and secured in a legal agreement with the Head of Development Services, in consultation with the Highway Authority. The Transport Plan shall have due regards to the modal shift targets contained within Gloucestershire County Council's Local Transport Plan along with effective means of monitoring and enforcement. These details so agreed shall be implemented prior to any beneficial use of the site hereby authorised.

...Continued

Continuation Sheet 3
Planning Reference: 01/1191

21. No works shall commence on site until such time as full engineering and constructional details have been submitted to generally in accordance with the scheme shown as WSP drawing 233/PREN/99-12-06B contained within the supporting documentation comprising the following elements: (a) extension of the pedestrian/cycleway from Junction 12 M5 interchange to the site; (b) provision of bus stopping facilities; (c) three armed roundabout junction on B4008 serving the site; (d) street lighting, lining, signing, drainage and other engineering works associated with the proposed highway improvement scheme. These details so approved shall be implemented in full prior to the beneficial use of the development hereby authorised.
22. The buildings hereby permitted shall not exceed 15.7m in height, measured from existing ground levels.

Reasons:

1. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
2. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
3. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
4. In the interests of the visual amenities of the area.
5. In the interests of the visual amenities of the area.
6. In the interests of the visual amenities of the area.
7. To enable the Local Planning Authority to retain control over the use of the premises.
8. To ensure adequate surface water drainage is provided.
9. To ensure adequate provision is made for the disposal of sewerage.
10. To maintain essential access for maintenance, repair, renewal, and to protect the integrity of the public sewerage system.
11. To ensure that there is no further vehicular use of a sub-standard access facility, in the interests of highway safety.
12. To ensure that road works are completed to a satisfactory and safe standard for adoption as a public highway, in the interests of highway safety.
13. In the interests of highway safety.
14. To ensure adequate access is provided, in the interests of highway safety.
15. To ensure that the access roads in the vicinity of the site are kept free from construction traffic, in the interests of highway safety.
16. In the interests of highway safety.
17. In the interests of highway safety.
18. To ensure that the property development is served by an adequate public transport system in line with the Government's declared aims towards achieving sustainable development.
19. In the interests of highway safety.
20. To ensure that the development proposed accords with Local and Central Government sustainability.

...Continued

Continuation Sheet 4
Planning Reference: 01/1191

21. To ensure that a satisfactory means of pedestrian/cycle and vehicular access is provided, in the interests of highway safety.

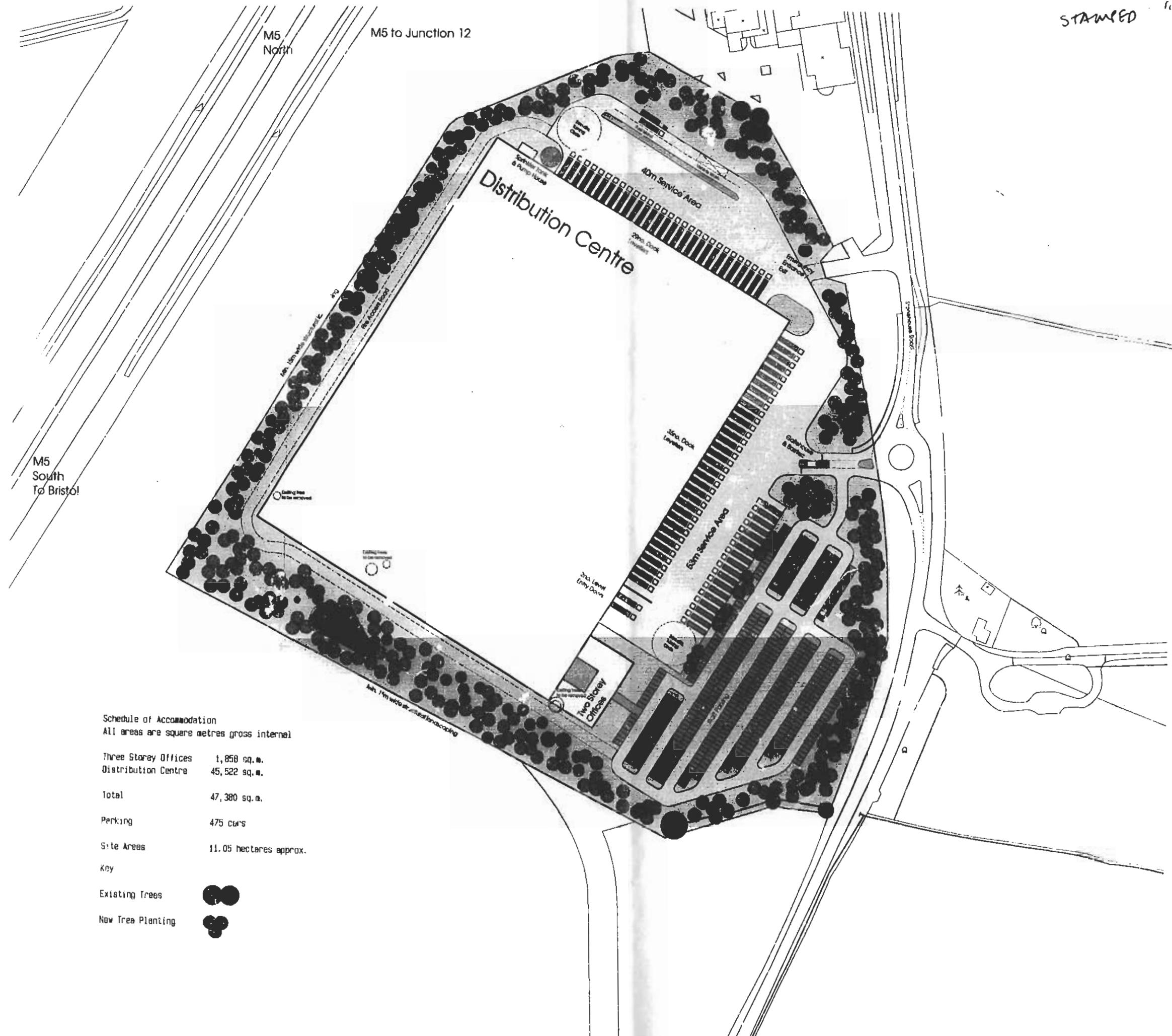
22. In the interests of amenity and to reduce the impact of the buildings on the landscape.

NB:

1. The Local Highway Authority will require the developer to enter into a legally binding agreement to ensure the proper implementation of the proposed highway works including an appropriate bond.
2. The proposed development shall be laid out and constructed strictly in accordance with the Gloucestershire County Council's Local Guidance and Standards, as contained in their document entitled 'Highway Requirements for Development' Issue No. 2.
3. The proposed development will involve works on the highway and the developer is required to obtain the permission of Gloucestershire County Council's Divisional Surveyor for the area: Southern 01453 822193 before commencing those works.

01/01/1991 + 75
STAMPED "REVISED PLAN"

This drawing to be read in conjunction
with Planning Application ref: S.01/1191



Schedule of Accommodation
All areas are square metres gross internal

Three Storey Offices 1,858 sq.m.
Distribution Centre 45,522 sq.m.

Total 47,380 sq.m.

Parking 475 cars

Site Areas 11.05 hectares approx.

Key

Existing Trees

New Tree Planting



Alan Johnson Associates

Chartered Architects & Development Consultants

1 Avenue Victoria Road, Coventry CV1 3JS
t: 024 76295111 fax: 024 7629571
e: mail@ajassociates.co.uk

Project

Proposed Development
Javelin Park

Clients

Slough Estates

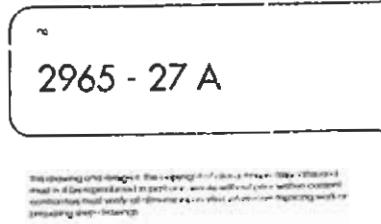
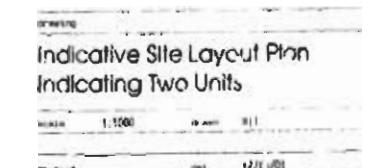
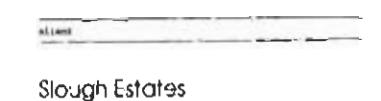
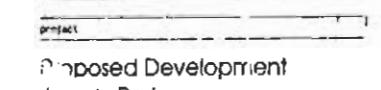
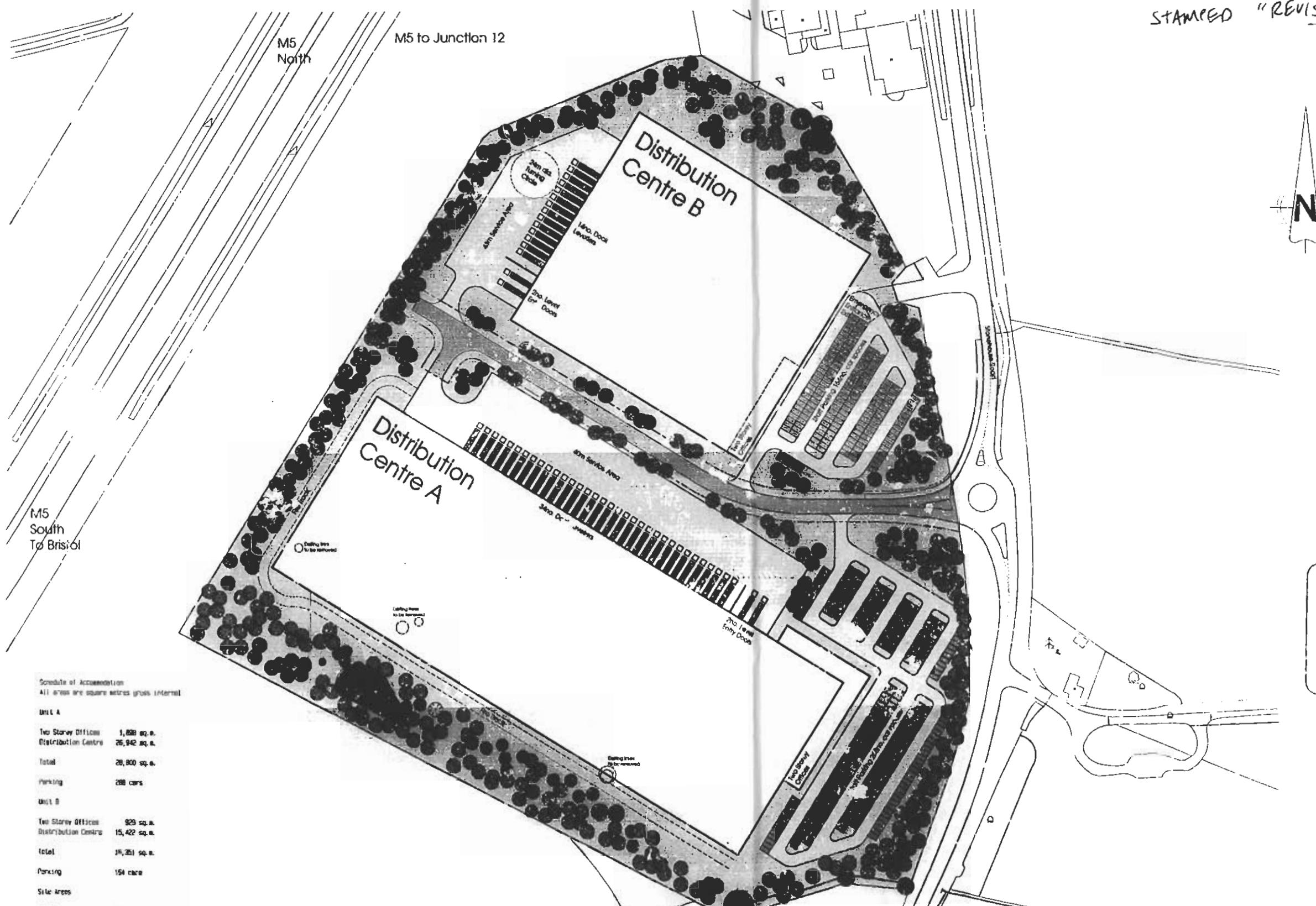
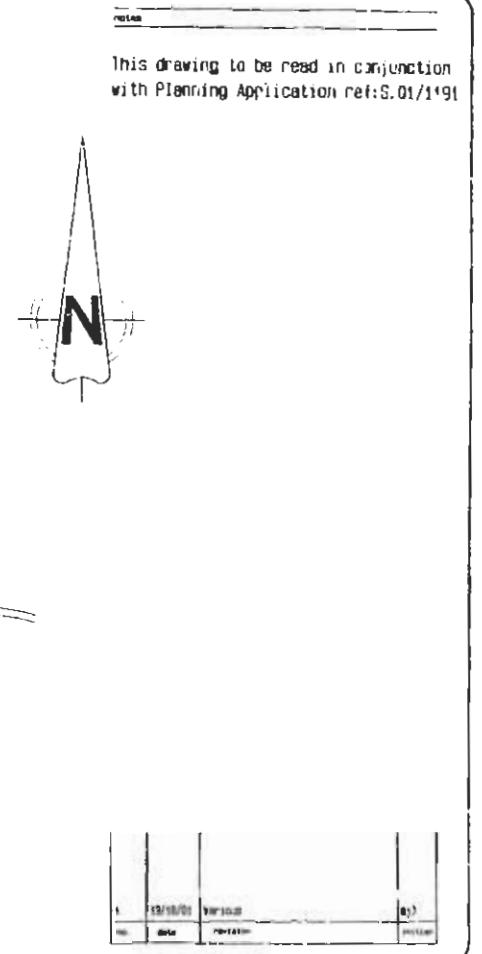
Drawing

Indicative Site Layout Plan
Single Unit

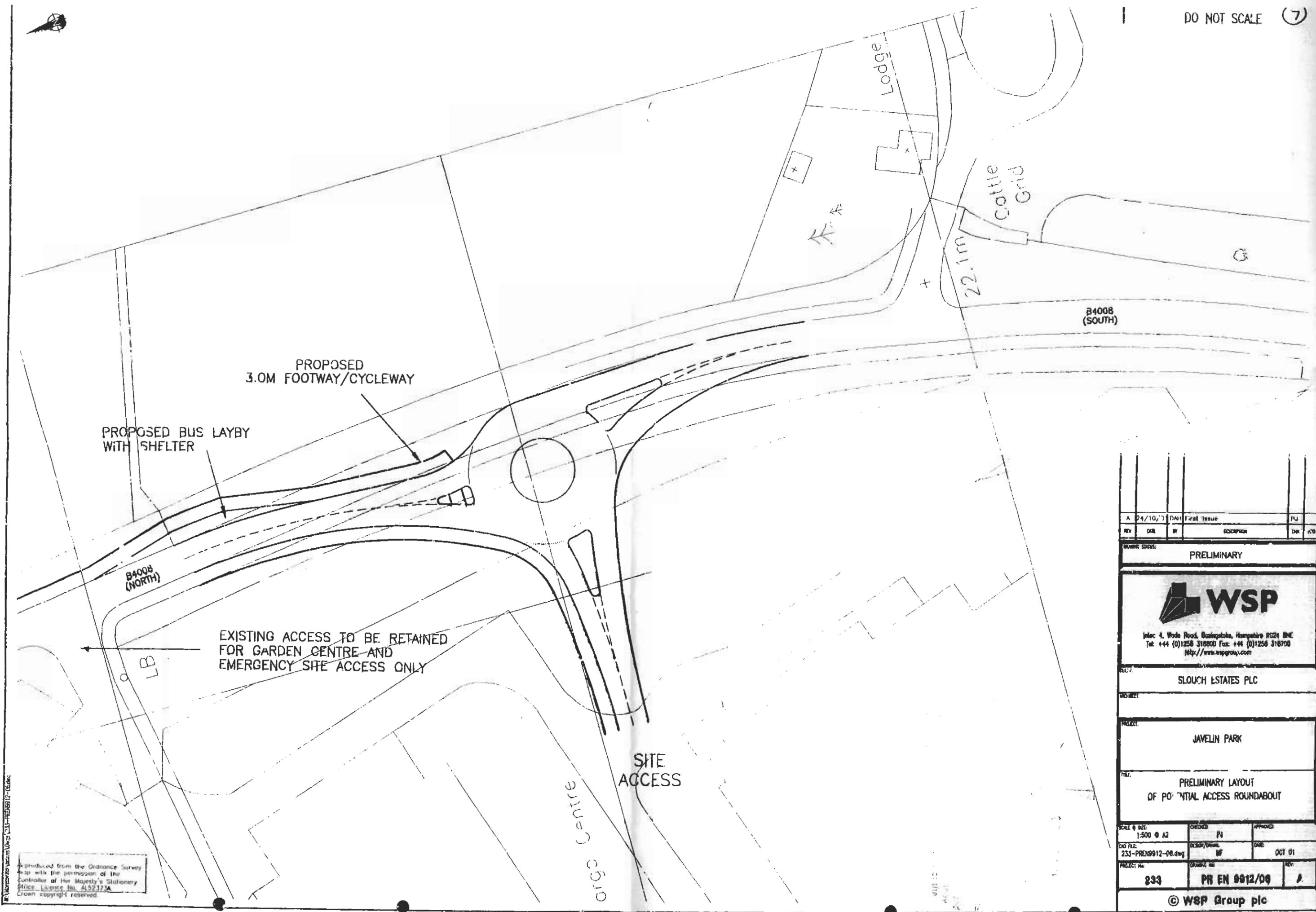
Date 1/10/91 Drawn 8/11
checked 15/10/91 Date 15/10/91

2965 - 26 A

S.01/1191
STAMPED "REVISED PLANS"



DO NOT SCALE (7)



A	24/10/01	DA1	First Issue	PJ
REV	000	W	DESCRIPTION	DK
DRAWING STOCK				
PRELIMINARY				
WSP				
100c 4, Wade Road, Basingstoke, Hampshire RG24 8NE Tel: +44 (0)1256 318800 Fax: +44 (0)1256 318900 http://www.wspgroup.com				
ACU:				
SLOUCH ESTATES PLC				
NO. 001				
NO. 002				
JAVELIN PARK				
PRELIMINARY LAYOUT OF POTENTIAL ACCESS ROUNDABOUT				
SCALE & SIZE	CHECKED	APPROVED		
1:500 @ A2	PJ			
FILE NO.	DESIGN/DRAWN	DATE		
233-PDN9912-08.dwg	MF	OCT 01		
PROJECT NO.	DRAWING NO.	REV.		
233	PH EN 9912/06	A		
© WSP Group plc				



Appendix

3



Stroud District Council

Town and Country Planning Act, 1990 (As amended)

Approval of Reserved Matters

Under the above Act the District Council as Local Planning Authority HEREBY APPROVES the details of the development described below in accordance with the submitted application and accompanying plan(s) but subject to the conditions stated:

Agent:
GVA Grimley LLP
3 Brindley Place
Birmingham
B1 2JB

Applicant:
Graftongate Developments And
Consi Investments Ltd
C/O GVA Grimley LLP

Planning Ref:S.07/2468/REM
Application Date: 16/11/2007
Site No: 19751
Dated: 16/04/2008

Description of Land
Javelin Park, Haresfield, Stonehouse, Gloucestershire

Description of Development

Erection of 2 storage and distribution warehouses (34,754 sqm), including landscaping works and internal access and parking. [Application pursuant to Outline planning permission S.05/2138]
Haresfield Parish Council 380097 210513

Conditions attached to permission and reasons therefor:

1. Prior to the commencement of the development hereby permitted further details as to the design, size and construction of the proposed gatehouses indicated on drawing number 15220/A1/100 Rev.C shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason:

These matters require further consideration in the interests of the visual amenity of the area in accordance with Policy BE2 of the adopted Stroud District Local Plan, November 2005.

Informatics:

1. For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reasons for the Council's decision are summarised below together with a summary of the Policies and Proposals contained within the Development Plan which are relevant to this decision:

The proposal will provide an acceptable form of development which reflects the scale and character of development envisaged by outline permission S.05/2138/VAR. The buildings will be of a simple functional design, located so as to provide a satisfactory form of access and circulation space, with provision made for car, lorry and cycle parking in accordance with adopted standards. The development will not result in an intrusion into the open countryside and will not cause harm to residential amenity or protected species. In addition the design and external appearance of the buildings will safeguard long distance views from the Cotswold Area of Outstanding Natural Beauty with further controls imposed by conditions attached to outline permission S.05/2138/VAR. In this manner the proposal accords with Policies EM2, EM7, GE1, GE5, NE4, NE8 and TR1 of the adopted Stroud District Local Plan, November 2005.

2. The attention of the applicant is drawn to the conditions attached to outline permission S.05/2138/VAR which will require compliance prior to the commencement of the development.

IMPORTANT NOTES –SEE OVERLEAF

Philip Skill
Head of Planning
Duly Authorised in that behalf

NOTES

1. If the applicant is aggrieved by the decision of the District Council as Local Planning Authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act, 1990, within three months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Service Unit, Temple Quay, 2 The Square, Temple Quay, Bristol, BS1 6PN. When lodging an appeal a copy must also be sent to the Head of Development Services, Council Offices, Ebley Mill, Westward Road, Ebley, Stroud, GL5 4UB.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the District Council as Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

The Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

2. If the permission to develop land is granted subject to conditions, whether by the District Council as Local Planning Authority or by the Secretary of State for the Environment and the owner of the land 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 District council a purchase notice requiring the District Council to purchase his interest in the land in accordance with the provisions of Sections 137-144 of the Town and Country Planning Act, 1990.
3. In certain circumstances, a claim may be made against the District Council as Local Planning Authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act, 1990.
4. 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 Department at the District Council for information.
5. 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 Divisional Surveyor before commencing such work. The address of the Divisional Surveyor may be obtained from the County Surveyor, Shire Hall, Gloucester, GL1 2TH.
6. 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.
7. Attention is drawn to the fact that any failure to adhere to the details of approved plans or to comply with conditions attached to this permission constitutes a contravention of the provisions of the Town and Country Planning Act, 1990 in respect of which enforcement action may be taken. Development begun after five years from the date of this permission is unauthorised development in respect of which enforcement action may also be taken.
8. Any further information concerning this decision can be obtained from the Head of Development Services, Council Offices, Ebley Mill, Westward Road, Ebley, Stroud, GL5 4UB. Please quote the Reference Number on this permission in any correspondence.



Stroud District Council

Town and Country Planning Act, 1990 (As amended)

Approval of Reserved Matters

Under the above Act the District Council as Local Planning Authority HEREBY APPROVES the details of the development described below in accordance with the submitted application and accompanying plan(s) but subject to the conditions stated:

Agent:
GVA Grimley LLP
3 Brindley Place
Birmingham
B1 2JB

Applicant:
Graftongate Developments And
Consi Investments Ltd
C/o GVA Grimley LLP

Planning Ref:S.07/2471/REM
Application Date: 16/11/2007
Site No: 19751
Dated: 16/04/2008

Description of Land
Javelin Park, Haresfield, Stonehouse, Gloucestershire

Description of Development

Erection of 3 storage and distribution warehouses (34,747 sqm), including landscaping works and internal access and parking arrangements. [Application pursuant to Outline planning permission S.05/2138]
Haresfield Parish Council 380097 210513

Conditions attached to permission and reasons therefor:

1. Prior to the commencement of the development hereby permitted further details as to the design, size and construction of the proposed gatehouses indicated on drawing number 15220/A1/200 Rev.C shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason:

These matters require further consideration in the interests of the visual amenity of the area in accordance with Policy BE2 of the adopted Stroud District Local Plan, November 2005.

Informatics:

1. For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reasons for the Council's decision are summarised below together with a summary of the Policies and Proposals contained within the Development Plan which are relevant to this decision:

The proposal will provide an acceptable form of development which reflects the scale and character of development envisaged by outline permission S.05/2138/VAR. The buildings will be of a simple functional design, located so as to provide a satisfactory form of access and circulation space, with provision made for car, lorry and cycle parking in accordance with adopted standards. The development will not result in an intrusion into the open countryside and will not cause harm to residential amenity or protected species. In addition the design and external appearance of the buildings will safeguard long distances views from the Cotswold Area of Outstanding Natural Beauty with further controls imposed by conditions attached to outline permission S.05/2138/VAR. In this manner the proposal accords with Policies EM2, EM7, GE1, GE5, NE4, NE8 and TR1 of the adopted Stroud District Local Plan, November 2005.

2. The attention of the applicant is drawn to the conditions attached to outline permission S.05/2138/VAR which will require compliance prior to the commencement of the development.

IMPORTANT NOTES –SEE OVERLEAF


Philip Skill
Head of Planning
Duly Authorised in that behalf

NOTES

1. If the applicant is aggrieved by the decision of the District Council as Local Planning Authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act, 1990, within three months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Service Unit, Temple Quay, 2 The Square, Temple Quay, Bristol, BS1 6PN. When lodging an appeal a copy must also be sent to the Head of Development Services, Council Offices, Ebley Mill, Westward Road, Ebley, Stroud, GL5 4UB.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the District Council as Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

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2. If the permission to develop land is granted subject to conditions, whether by the District Council as Local Planning Authority or by the Secretary of State for the Environment and the owner of the land 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 District council a purchase notice requiring the District Council to purchase his interest in the land in accordance with the provisions of Sections 137-144 of the Town and Country Planning Act, 1990.
3. In certain circumstances, a claim may be made against the District Council as Local Planning Authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act, 1990.
4. 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 Department at the District Council for information.
5. 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 Divisional Surveyor before commencing such work. The address of the Divisional Surveyor may be obtained from the County Surveyor, Shire Hall, Gloucester, GL1 2TH.
6. 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.
7. Attention is drawn to the fact that any failure to adhere to the details of approved plans or to comply with conditions attached to this permission constitutes a contravention of the provisions of the Town and Country Planning Act, 1990 in respect of which enforcement action may be taken. Development begun after five years from the date of this permission is unauthorised development in respect of which enforcement action may also be taken.
8. Any further information concerning this decision can be obtained from the Head of Development Services, Council Offices, Ebley Mill, Westward Road, Ebley, Stroud, GL5 4UB. Please quote the Reference Number on this permission in any correspondence.



Stroud District Council

Town and Country Planning Act, 1990 (As amended)

Approval of Reserved Matters

Under the above Act the District Council as Local Planning Authority HEREBY APPROVES the details of the development described below in accordance with the submitted application and accompanying plan(s) but subject to the conditions stated:

Agent:
GVA Grimley LLP
3 Brindley Place
Birmingham
B1 2JB

Applicant:
Graftongate Developments And
Consi Investments Ltd
C/o GVA Grimley LLP

Planning Ref:S.07/2472/REM
Application Date: 16/11/2007
Site No: 19751
Dated: 18/04/2008

Description of Land

Javelin Park, Haresfield, Stonehouse, Gloucestershire

Description of Development

Erection of storage and distribution warehouse (11,188 sqm), including landscaping works and internal access and parking.
[Application pursuant to Outline planning permission S.05/2138]
Haresfield Parish Council 380097 210513

Conditions attached to permission and reasons therefor:

1. Prior to the commencement of the development hereby permitted further details as to the design, size and construction of the proposed gatehouses indicated on drawing number 15220/A1/300 Rev.B shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason:

These matters require further consideration in the interests of the visual amenity of the area in accordance with Policy BE2 of the adopted Stroud District Local Plan, November 2005.

Informatics:

1. For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reasons for the Council's decision are summarised below together with a summary of the Policies and Proposals contained within the Development Plan which are relevant to this decision:

The proposal will provide an acceptable form of development which reflects the scale and character of development envisaged by outline permission S.05/2138/VAR. The buildings will be of a simple functional design, located so as to provide a satisfactory form of access and circulation space, with provision made for car, lorry and cycle parking in accordance with adopted standards. The development will not result in an intrusion into the open countryside and will not cause harm to residential amenity or protected species. In addition the design and external appearance of the buildings will safeguard long distances views from the Cotswold Area of Outstanding Natural Beauty with further controls imposed by conditions attached to outline permission S.05/2138/VAR. In this manner the proposal accords with Policies EM2, EM7, GE1, GE5, NE4, NE8 and TR1 of the adopted Stroud District Local Plan, November 2005.

2. The attention of the applicant is drawn to the conditions attached to outline permission S.05/2138/VAR which will require compliance prior to the commencement of the development.

IMPORTANT NOTES –SEE OVERLEAF

Philip Skill
Head of Planning
Duly Authorised in that behalf

NOTES

1. If the applicant is aggrieved by the decision of the District Council as Local Planning Authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act, 1990, within three months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Service Unit, Temple Quay, 2 The Square, Temple Quay, Bristol, BS1 6PN. When lodging an appeal a copy must also be sent to the Head of Development Services, Council Offices, Ebley Mill, Westward Road, Ebley, Stroud, GL5 4UB.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the District Council as Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

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2. If the permission to develop land is granted subject to conditions, whether by the District Council as Local Planning Authority or by the Secretary of State for the Environment and the owner of the land 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 District council a purchase notice requiring the District Council to purchase his interest in the land in accordance with the provisions of Sections 137-144 of the Town and Country Planning Act, 1990.
3. In certain circumstances, a claim may be made against the District Council as Local Planning Authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act, 1990.
4. 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 Department at the District Council for information.
5. 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 Divisional Surveyor before commencing such work. The address of the Divisional Surveyor may be obtained from the County Surveyor, Shire Hall, Gloucester, GL1 2TH.
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7. Attention is drawn to the fact that any failure to adhere to the details of approved plans or to comply with conditions attached to this permission constitutes a contravention of the provisions of the Town and Country Planning Act, 1990 in respect of which enforcement action may be taken. Development begun after five years from the date of this permission is unauthorised development in respect of which enforcement action may also be taken.
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Stroud District Council

Town and Country Planning Act, 1990 (As amended)

Approval of Reserved Matters

Under the above Act the District Council as Local Planning Authority HEREBY APPROVES the details of the development described below in accordance with the submitted application and accompanying plan(s) but subject to the conditions stated:

Agent:
GVA Grimley LLP
3 Brindley Place
Birmingham
B1 2JB

Applicant:
Graftongate Developments LLP
C/O GVA Grimley

Planning Ref:S.07/2473/REM
Application Date: 16/11/2007
Site No: 19751
Dated: 18/04/2008

Description of Land

Javelin Park, Haresfield, Stonehouse, Gloucestershire

Description of Development

Erection of storage and distribution warehouse (9,916 sqm), including landscaping works and internal access and parking arrangements. [Application pursuant to Outline planning permission S.05/2138]
Haresfield Parish Council 380097 210513

Conditions attached to permission and reasons therefor:

1. Prior to the commencement of the development hereby permitted further details as to the design, size and construction of the proposed gatehouses / security huts indicated on drawing number 15220/A1/400 Rev.B shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason:

These matters require further consideration in the interests of the visual amenity of the area in accordance with Policy BE2 of the adopted Stroud District Local Plan, November 2005.

Informatics:

1. For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reasons for the Council's decision are summarised below together with a summary of the Policies and Proposals contained within the Development Plan which are relevant to this decision:

The proposal will provide an acceptable form of development which reflects the scale and character of development envisaged by outline permission S.05/2138/VAR. The buildings will be of a simple functional design, located so as to provide a satisfactory form of access and circulation space, with provision made for car, lorry and cycle parking in accordance with adopted standards. The development will not result in an intrusion into the open countryside and will not cause harm to residential amenity or protected species. In addition the design and external appearance of the buildings will safeguard long distances views from the Cotswold Area of Outstanding Natural Beauty with further controls imposed by conditions attached to outline permission S.05/2138/VAR. In this manner the proposal accords with Policies EM2, EM7, GE1, GE5, NE4, NE8 and TR1 of the adopted Stroud District Local Plan, November 2005.

2. The attention of the applicant is drawn to the conditions attached to outline permission S.05/2138/VAR which will require compliance prior to the commencement of the development.

IMPORTANT NOTES –SEE OVERLEAF

Philip Skill
Head of Planning
Duly Authorised in that behalf

NOTES

1. If the applicant is aggrieved by the decision of the District Council as Local Planning Authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act, 1990, within three months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Service Unit, Temple Quay, 2 The Square, Temple Quay, Bristol, BS1 6PN. When lodging an appeal a copy must also be sent to the Head of Development Services, Council Offices, Ebley Mill, Westward Road, Ebley, Stroud, GL5 4UB.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the District Council as Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

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2. If the permission to develop land is granted subject to conditions, whether by the District Council as Local Planning Authority or by the Secretary of State for the Environment and the owner of the land 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 District council a purchase notice requiring the District Council to purchase his interest in the land in accordance with the provisions of Sections 137-144 of the Town and Country Planning Act, 1990.
3. In certain circumstances, a claim may be made against the District Council as Local Planning Authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act, 1990.
4. 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 Department at the District Council for information.
5. 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 Divisional Surveyor before commencing such work. The address of the Divisional Surveyor may be obtained from the County Surveyor, Shire Hall, Gloucester, GL1 2TH.
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7. Attention is drawn to the fact that any failure to adhere to the details of approved plans or to comply with conditions attached to this permission constitutes a contravention of the provisions of the Town and Country Planning Act, 1990 in respect of which enforcement action may be taken. Development begun after five years from the date of this permission is unauthorised development in respect of which enforcement action may also be taken.
8. Any further information concerning this decision can be obtained from the Head of Development Services, Council Offices, Ebley Mill, Westward Road, Ebley, Stroud, GL5 4UB. Please quote the Reference Number on this permission in any correspondence.



Stroud District Council

Town and Country Planning Act, 1990 (As amended)

Approval of Reserved Matters

Under the above Act the District Council as Local Planning Authority HEREBY APPROVES the details of the development described below in accordance with the submitted application and accompanying plan(s) but subject to the conditions stated:

Agent:
GVA Grimley LLP
3 Brindley Place
Birmingham
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Applicant:
Graftongate Developments And
Consi Investments Ltd
C/o GVA Grimley

Planning Ref:S.07/2474/REM
Application Date: 16/11/2007
Site No: 19751
Dated: 18/04/2008

Description of Land

Javelin Park, Haresfield, Stonehouse, Gloucestershire

Description of Development

Erection of storage and distribution warehouse (24,891sqm), including landscaping works and internal access and parking arrangements. [Application pursuant to Outline planning permission S.05/2138]
Haresfield Parish Council 380097 210513

Conditions attached to permission and reasons therefor:

1. Prior to the commencement of the development hereby permitted further details as to the design, size and construction of the proposed gatehouses indicated on drawing number 15220/A1/500 Rev.C shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason:

These matters require further consideration in the interests of the visual amenity of the area in accordance with Policy BE2 of the adopted Stroud District Local Plan, November 2005.

Informatics:

1. For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reasons for the Council's decision are summarised below together with a summary of the Policies and Proposals contained within the Development Plan which are relevant to this decision:

The proposal will provide an acceptable form of development which reflects the scale and character of development envisaged by outline permission S.05/2138/VAR. The building will be of a simple functional design, located so as to provide a satisfactory form of access and circulation space, with provision made for car, lorry and cycle parking in accordance with adopted standards. The development will not result in an intrusion into the open countryside and will not cause harm to residential amenity or protected species. In addition the design and external appearance of the building will safeguard long distances views from the Cotswold Area of Outstanding Natural Beauty with further controls imposed by conditions attached to outline permission S.05/2138/VAR. In this manner the proposal accords with Policies EM2, EM7, GE1, GE5, NE4, NE8 and TR1 of the adopted Stroud District Local Plan, November 2005.

2. The attention of the applicant is drawn to the conditions attached to outline permission S.05/2138/VAR which will require compliance prior to the commencement of the development.

IMPORTANT NOTES –SEE OVERLEAF

Philip Skill
Head of Planning
Duly Authorised in that behalf

NOTES

1. If the applicant is aggrieved by the decision of the District Council as Local Planning Authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act, 1990, within three months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Service Unit, Temple Quay, 2 The Square, Temple Quay, Bristol, BS1 6PN. When lodging an appeal a copy must also be sent to the Head of Development Services, Council Offices, Ebley Mill, Westward Road, Ebley, Stroud, GL5 4UB.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the District Council as Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

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8. Any further information concerning this decision can be obtained from the Head of Development Services, Council Offices, Ebley Mill, Westward Road, Ebley, Stroud, GL5 4UB. Please quote the Reference Number on this permission in any correspondence.

notes :

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- All dimensions are in millimetres unless stated otherwise. It is recommended that information is not scaled off this drawing.
- This drawing should be read in conjunction with all other relevant drawings and specifications.



SCHEDULE OF ACCOMMODATION

Unit 1	sq m	sq ft
Warehouse	24,258	261,111
Offices (2 Floors)	1,289	13,875
Unit 1 Total (GEA)	25,547	274,986
Unit 1 Total (GIA)	25,183	271,067
HGV Parking	88 (Inc. 25 Loading)	
Car Parking	142 (Inc. 9 Disabled)	
Cycle / Motorcycles	30	
Haunch Height	12m	
Dock Levellers	25	
Level Access	2	
Unit 2		
Warehouse	8,461	91,070
Offices (2 Floors)	746	8,030
Unit 2 Total (GEA)	9,207	99,100
Unit 2 Total (GIA)	9,049	97,402
HGV Parking	40 (Inc. 10 Loading)	
Car Parking	56 (Inc. 4 Disabled)	
Cycle / Motorcycle	10	
Haunch Height	12m	
Dock Levellers	9	
Level Access	1	
TOTAL GEA	34,754	374,096
TOTAL GIA	34,232	368,469
Total Site Area	8.45 Ha	20.9 Acres
Site Density		

For landscaping details refer to drawings by Barry Chinn Associates

C	Boundary line amended to incorporate proposed pumping station relocation. Schedule site area amended to suit, Landscape bund added, Car park amended.	DEB	MRD	05.11.2007	
B	Floor areas and schedules amended. Drawings updated to presentation standard.	DEB	MRD	23.10.2007	
A	Floor areas and schedules amended	DEB	MRD	19.10.2007	
rev	amendments	by	ckd	date	
RPS					
Sherwood House Sherwood Avenue Newark, Nottinghamshire NG24 1QQ		T +44 (0) 1636 605 700 F +44 (0) 1636 610 696 W www.rpsgroup.com E rpsnewark@rpsgroup.com			
Client	 				
Project	Javelin Park, M5 - Junction 12				
Title	Unit 1 & 2 Proposed Site Layout				
Drawing Status	Date Created	17 / 10 / 2007	Drawing Scale	1:1000	Initial Review
Planning	Drawn By	DEB	MRD		
Project Leader					
DSU					
Drawing Number	15220 / A1 / 100	Rev	C		

Proposed Site Layout

Scale: 1:1000

Line denoting extent of existing minor watercourse

SCALE 1:1000

10m

notes :

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- This drawing should be read in conjunction with all other relevant drawings and specifications.



SCHEDULE OF ACCOMMODATION

Unit	sq m	sq ft
Warehouse	9,807	105,567
Offices (2 Floors)	530	5,703
Unit 1a Total (GEA)	10,337	111,270
Unit 1a Total (GIA)	10,136	109,100
HGV Parking	32 (Inc 11 Loading)	
Car Parking	45 (Inc 2 Disabled)	
Cycle / Motorcycle	20	
Haunch Height	12m	
Dock Levellers	10	
Level Access Doors	1	
Unit 1b		
Warehouse	14,408	155,096
Offices (2 Floors)	795	8,563
Unit 1b Total (GEA)	15,203	163,659
Unit 1b Total (GIA)	15,032	161,800
HGV Parking	47 (Inc 16 Loading)	
Car Parking	97 (Inc 7 Disabled)	
Cycle / Motorcycle	20	
Haunch Height	12m	
Dock Levellers	15	
Level Access Doors	1	
Unit 2		
Warehouse	8,461	91,070
Offices (2 Floors)	746	8,030
Unit 2 Total (GEA)	9,207	99,100
Unit 2 Total (GIA)	9,049	97,402
HGV Parking	40 (Inc 10 Loading)	
Car Parking	56 (Inc 4 Disabled)	
Cycle/ Motorcycle	10	
Haunch Height	12m	
Dock Levellers	9	
Level Access	1	
TOTAL GEA	34,754	374,086
TOTAL GIA	34,217	368,302
Total Site Area	8.45 Ha	20.9 Acres
Site Density	40.4%	

For landscaping details refer to drawings by Barry Chinn Associates

C	Boundary line amended to incorporate proposed pumping station location, Schedule site area amended to suit, Landscape bund added, Car park amended.	DEB	MRD	05.11.07	
B	Floor areas and schedules amended, Drawings updated to presentation standard.	DEB	MRD	23.10.07	
A	Floor area and schedule amended	DEB	MRD	19.10.07	
rev	amendments	by	ckd	date	
RPS					
Sherwood House Sherwood Avenue Newark, Nottinghamshire NG24 1QQ			T +44 (0) 1636 605 700 F +44 (0) 1636 610 696 W www.rpsgroup.com E rpsnewark@rpsgroup.com		
Client				Koie Property Planners	
Project	Javelin Park, M5 - Junction 12				
Title	Unit 1a, 1b & 2 Proposed Site Layout				
Drawing Status	Date Created	17 / 10 / 2007	Drawing Scale	1:1000	
Planning	Drawn By	DEB	Initial Review	MRD	
Project Leader					
DSU					
Drawing Number	15220 / A1 / 200	Rev		C	

Proposed Site Layout

Scale: 1:1000

Line denoting extent of existing minor watercourse

SCALE 1:1000

Rev C

notes :

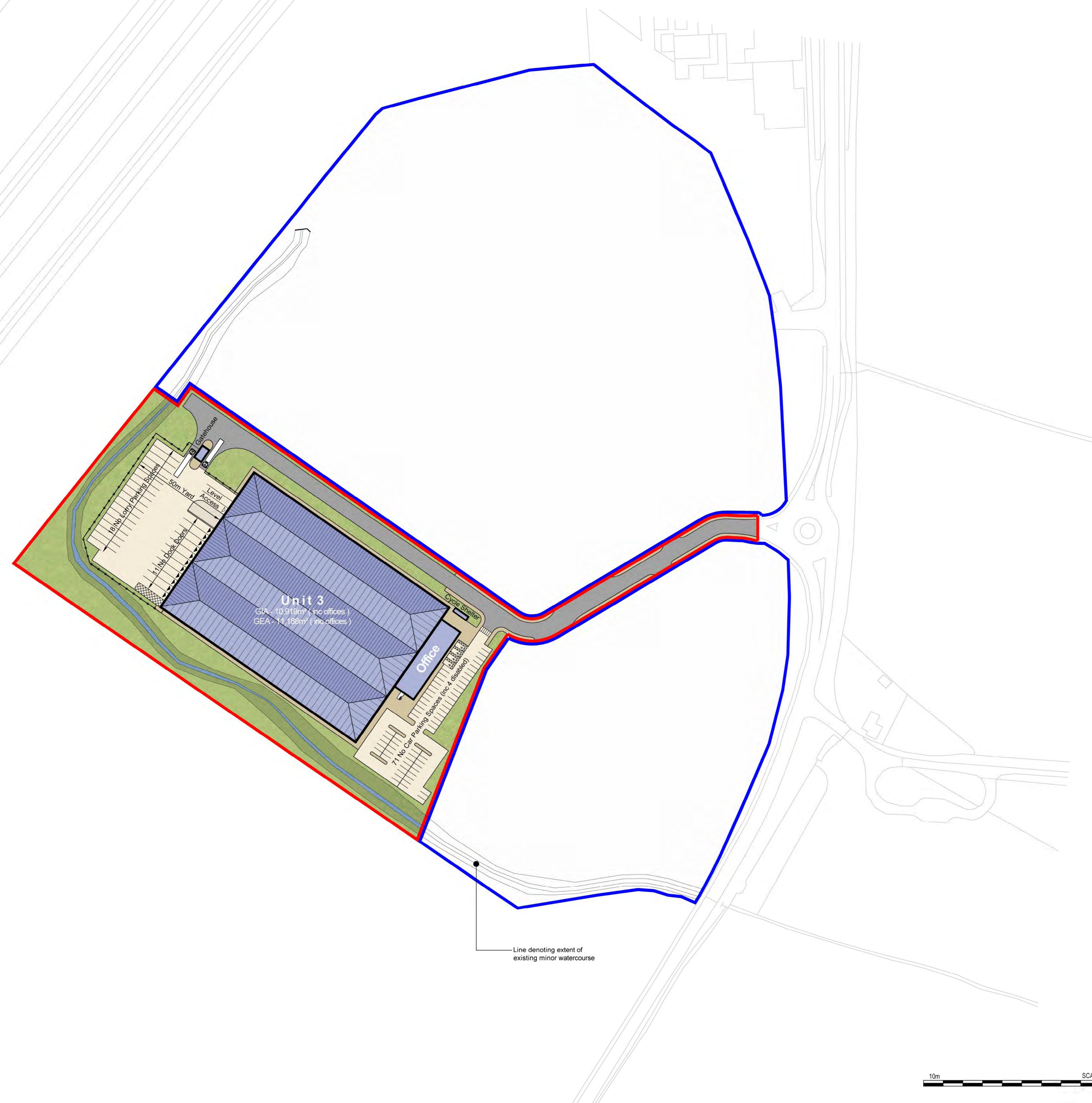
- If this drawing has been received electronically it is the recipient's responsibility to print the document to the correct scale.
- All dimensions are in millimetres unless stated otherwise. It is recommended that information is not scaled off this drawing.
- This drawing should be read in conjunction with all other relevant drawings and specifications.



SCHEDULE OF ACCOMMODATION

Unit 3	sq m	sq ft
Warehouse	10,169	109,462
Offices (2 Floors)	1,019	10,968
Unit 3 Total (GEA)	11,188	120,430
Unit 3 Total (GIA)	10,919	117,531
HGV Parking	30 (Inc. 12 Loading)	
Car Parking	71 (Inc. 4 Disabled)	
Cycle / Motorcycle	10	
Haunch Height	12m	
Dock Levellers	11	
Level Access	1	
Site Area	3.0 Ha	7.41 acres
Site Density	36.3%	

For landscaping details refer to drawings by Barry Chinn Associates



B	Site layout and watercourse amended following survey information	DEB	MRD	09.11.07	
A	Floor areas and schedule amended, Drawings updated to presentation standard.	DEB	MRD	23.10.07	
rev	amendments	by	ckd	date	
RPS					
Sherwood House Sherwood Avenue Newark, Nottinghamshire NG24 1QQ		T +44 (0) 1636 605 700 F +44 (0) 1636 610 696 W www.rpsgroup.com E rpsnewark@rpsgroup.com			
Client		Xonic			
Project	Javelin Park, M5 - Junction 12				
Title	Unit 3 Proposed Site Layout				
Drawing Status	Date Created	17 / 10 / 2007	Drawing Scale	1:1000	
Planning					Initial Review
Project Leader	Drawn By	DEB			MRD
DSU					
Drawing Number	15220 / A1 / 300				Rev B

notes :

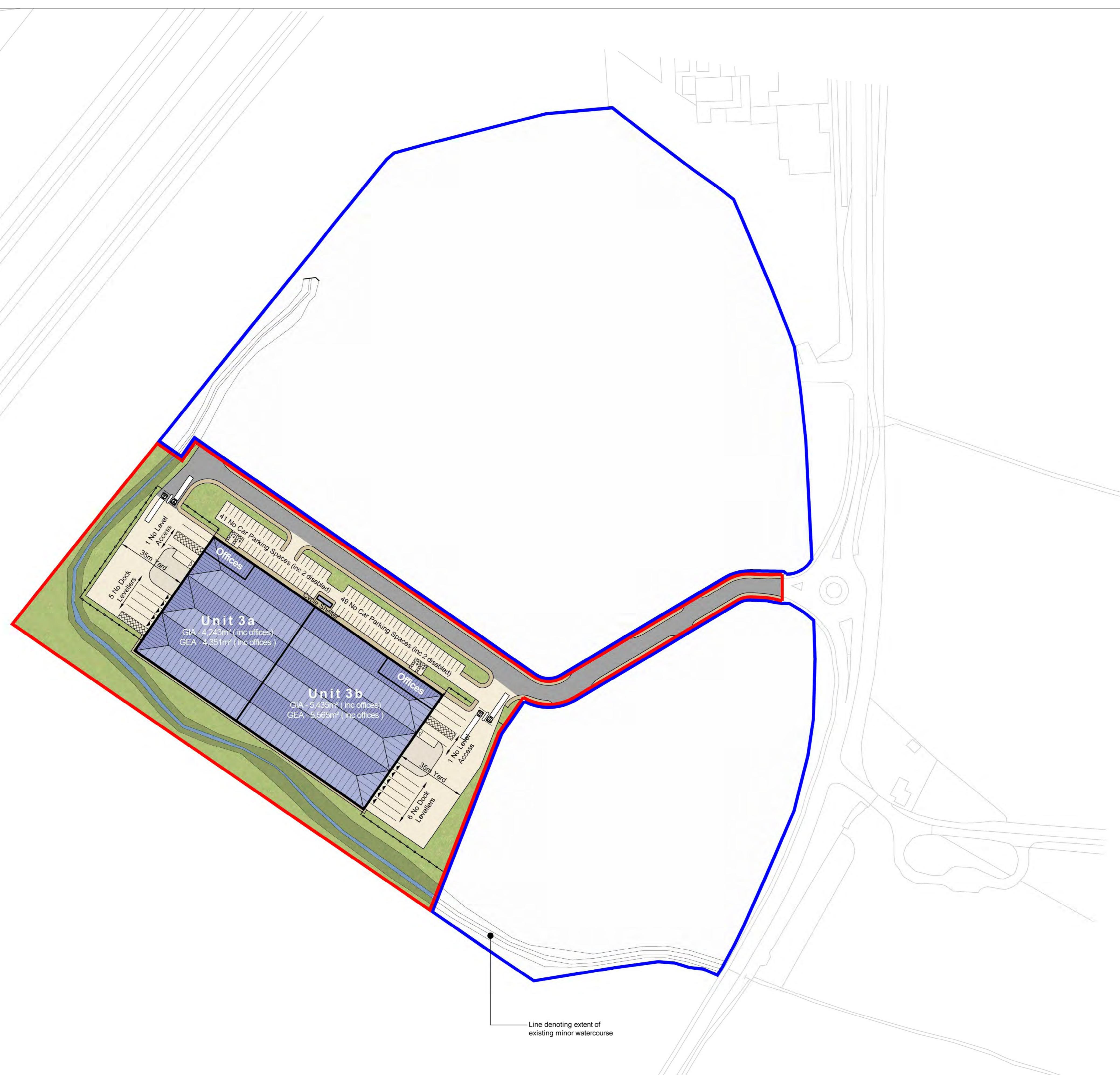
- If this drawing has been received electronically it is the recipients responsibility to print the document to the correct scale.
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- This drawing should be read in conjunction with all other relevant drawings and specifications.



SCHEDULE OF ACCOMMODATION

Unit 3a	sq m	sq ft
Warehouse	3,910	42,095
Offices (2 Floors)	441	4,755
Unit 3a Total (GEA)	4,351	46,850
Unit 3a Total (GIA)	4,243	45,675
HGV Parking	9 (Inc 6 Loading)	
Car Parking	41 (Inc 2 Disabled)	
Cycle / Motorcycle	10	
Haunch Height	12m	
Dock Levellers	5	
Level Access Doors	1	
Unit 3b		
Warehouse	4,980	53,603
Offices (2 Floors)	585	6,297
Unit 3b Total (GEA)	5,565	59,900
Unit 3b Total (GIA)	5,435	58,503
HGV Parking	10 (Inc 7 Loading)	
Car Parking	49 (Inc 2 Disabled)	
Cycle / Motorcycle	10	
Haunch Height	12m	
Dock Levellers	6	
Level Access Doors	1	
TOTAL GEA	9,916	106,750
TOTAL GIA	9,678	104,178
Site Area	3.0 Ha	7.41 acres
Site Density	30.6%	

For landscaping details refer to drawings by Barry Chinn Associates



B	Site layout and watercourse amended following new survey information	DEB	MRD	09.11.07
A	Floor areas and schedule amended. Drawings updated to presentation standard.	DEB	MRD	23.10.07
rev	amendments	by	ckd	date
RPS				
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Sherwood Avenue	F +44 (0) 1636 610 696			
Newark, Nottinghamshire	W www.rpsgroup.com			
NG24 1QQ	E rpsnewark@rpsgroup.com			
Client	G R A T T I N G A T E	Properties		
Project	Javelin Park,	M5 - Junction 12		
Title	Unit 3a & 3b	Proposed Site Layout		
Drawing Status	Date Created	Drawing Scale		
Planning	17 / 10 / 2007	1:1000		
Project Leader	Drawn By	Initial Review		
DSU	DEB	MRD		
Drawing Number	Rev			
15220 / A1 / 400	B			

notes :

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SCHEDULE OF ACCOMMODATION

Unit 2b	sq m	sq ft
Warehouse (GEA)	23,655	254,622
Warehouse (GIA)	23,232	250,069
2 Storey Office (GEA)	1,236	13,304
2 Storey Office (GIA)	1,148	12,357
Unit 2b Total (GEA)	24,891	267,926
Unit 2b Total (GIA)	24,380	262,426
HGV Parking	84 (Inc 28 Loading)	
Car Parking	193 (Inc 9 Disabled)	
Cycle / Motorcycle	30	
Haunch Height	12m	
Dock Levellers	24	
Level Access Doors	4	

For landscaping details refer to drawings by Barry Chinn Associates



Proposed Site Layout

Scale: 1:1000

C	Watercourse amended in line with new survey information	DEB	MRD	12.11.07	
B	Fire track width amended.	DEB	MRD	09.11.07	
A	Layout amended to retain 12acres desposal land, Drawing amended to presentation standard.	DEB	MRD	02.11.07	
rev	amendments	by	ckd	date	
RPS					
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Client					Kodiac Property Partners
Project	Javelin Park, M5 - Junction 12				
Title	Unit 2b Proposed Site Layout				
Drawing Status	Date Created	Drawing Scale			
Planning	17 / 10 / 2007	1:1000			
Project Leader	Drawn By	Initial Review			
DSU	DEB	MRD			
Drawing Number					Rev.
15220 / A1 / 500					C