

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:14 PM on 30 May 2020 from .

Application Summary

Address: Land At Hill Farm Hempsted Lane Gloucester

Proposal: Outline application for the erection of up to 245 dwellings with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access point from Hempsted Lane. All matters reserved except for means of vehicular access.

Case Officer: Joann Meneaud

Customer Details

Name:

Email:

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Too close to the cordon sanitaire. Sewage works can't handle any more houses in Hempsted. Schools are full up and there is no Doctors surgery.

20/00315/OUT. Hill Farm, Hempsted Lane. Outline application to build 245 homes, with access from Hempsted Lane and including public open space, a balancing pond, planting and landscaping for Gladman Developments of Congleton.

The south slope of the hill, rising up to the line of mature trees along the brow and the mature houses and gardens of the “village” of Hempsted, provides a pleasant approach or gateway to the city from the south, and a buffer between open countryside and the city limits. It would be a retrograde step for the highly visible, sloping pasture to be developed and the city to sprawl down the hill in the fashion proposed.

The proximity of the very large, main Gloucester Sewage Treatment Works and the inevitable smells when things go wrong, makes the scheme unacceptable. The “cordon sanitaire” report by BLBB attempts to make the case for the odours being at acceptable levels, but past development of housing at Quedgeley, on the other side of the works, led to many complaints despite Severn Trent's assurances that the problems could be solved by new technology. The prevailing wind is from the west/south west and puts the Hill Farm site in line to receive the most of any smells. The panel believes the site will always have a stigma and is not suitable for residential development.

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:34 PM on 28 May 2020 from .

Application Summary

Address: Land At Hill Farm Hempsted Lane Gloucester

Proposal: Outline application for the erection of up to 245 dwellings with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access point from Hempsted Lane. All matters reserved except for means of vehicular access.

Case Officer: Joann Meneaud

Customer Details

Name:

Email:

Address:

[REDACTED]

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments: Land at Hill farm, Hempsted City Council Application 20/00315/OUT
Comments by [REDACTED]

I am aware that this land has already been identified in the Joint Core Strategy as being suitable for housing development. I have always understood that Secunda Way was built, not as a by-pass to Hempsted Lane, but to allow the building of housing estates along its length. We have yet to see how the houses are arranged. I am interested, mainly, in what potential opportunities this development offers the village as a whole.

I can find no mention, in the Application, of the disposal of sewage. There is a chance to ease the centre of the village's sewage problem by reversing the flow of sewage down Hempsted Pitch & re-directing the Anchorage's output.

The Grange estate's (Horseshoe Way etc.) surface water drains to a pond at the bottom of the middle field. It is

easily visible on Google Earth. I have seen a heron standing at its verge. I seem to remember that this was an informal arrangement? It would make an existing Balancing Pond for a new estate.

The existing vehicular entrance & Oil Pipeline are almost on top of each other.

I see no mention of Section 106 proposals.

Ref 20/00315/OUT

When I moved to the small village of Hempsted 50 years ago the local people were very upset that a large house had been destroyed to make way for what is now High View. I appreciate that I have been living in a house which the locals objected to being built all those years ago.

Hempsted then had limited development as access over the canal could not take a lot of traffic. Then the bypass was built and the flood gates were open.

Hempsted has seen a high amount of development over the past 15 years and more people have enjoyed living here and been made welcome.

I think it is time to call enough is enough.

The proposed building on Hill Farm disregards the Cordon Sanitaire. The problem of smells from the Netheridge sewage site is still with us – we have learned to live with it to an extent – but it still exists.

No 1 objection – the Cordon Sanitaire should be respected and left in place.

No 2 objection – Can the school make extra places for children from such a large development.

No 3 objection – The properties at middle and lower Rea narrowly avoided flooding this year. A big development replacing field with concrete will surely see them flooded on a regular basis.

No 4 objection – The access to the site could cause congestion at peak times.

Regards

Land At Hill Farm Hempsted Lane Gloucester

Objections

from [REDACTED]

This land is inside the Severn Trent Water, Netheridge Sewage Treatment Works-Cordon Sanitaire. This land by people , residential or commercial is deemed in appropriate For dwelling . This clause encouraged us to invest in our property. We believe the building of properties Will decrease the value of our house . Spoil our quality of living by taking away our lovely views and add to already existing problems with smell , flooding and the destruction of wildlife !

Breaking the Cordon Sanitaire supported in the second stage Deposit Local Plan breaks all restrictions ! This goes entirely against the well being of the the village and people/wildlife it has been created to protect !!!

This will also life any restrictions on people's land bordering the field too ! Potential for lifting of clause and building of more houses!

Since we moved to the village almost 18 years ago . We have had the presence of Bats . A protected species that access the gardens bordering the fields/airspace.

The proposed area has the presence of Deer . Evidence can be provided . Once again a protected species !

Hempsted , struggles with traffic pollution . This was compounded by the closure of the canal bridge and the construction of the bypassing road. The ongoing problem is Hempsted village is used for traffic trying to bypass the build up of traffic during rush hour . Despite signs to slow down , this is ignored and the safety of pedestrians and our elderly is at risk constantly !!! It also makes it almost impossible to get out of the village or into at time with out waiting for an age . Something g that will only increase as more and more house are constructed !!!

The noise pollution continues to Increase and more houses/cars/people will only add to this !!!

Crime had increased in the village since the construction of houses around the inner village as well as rubbish dumping.

We have a school unable to cope with increased numbers from housing already given the go ahead and people applying from outside the village .

To reiterate


Personally ,we purchased our house to be part of a historical village set in a rural community with views of green belt , protected land from our home . This is now severely under threat ! Our views and lifestyle will be severely affected . Out safety on walking in and around affected Our walks and joy of the surrounding wildlife ruined . We also feel it will decrease the value of our home and the stature of the village.

Yours sincerely

Re land at Hill Farm, Hempsted Lane, Gloucester. Outline planning application for 245 dwellings.

Hello Joann, The Gloucester Group of the Ramblers have no objection to the above outline planning application.

Yours faithfully,

 (Gloucester Ramblers)

LAND AT HILL FARM HEMPSTED

We wish to register our formal objections to this proposed development.

We live in High View and this proposed development is between us and the Sewerage Works.. On certain days in the summer we experience unpleasant smells from the Sewerage Works and our understanding was that this land was unsuitable for residential use because of its proximity to the Sewerage Works .We certainly would not want to live there because being closer the smells will inevitably be stronger than those we experience at present. For that reason we do not think that this land is suitable for residential use.

As the proposed development is for family homes there is also the question of facilities available in the village to be considered. In particular the Church School and access to it would be unable to cope with a large increase in numbers.

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

- 1) The proposed site is within the cordon sanitaire of the Netheridge sewage works.
- 2) The site is on a flood plain.
- 3) There is a pond in the lower field where Greater crested newts have previously been found. An environmental survey should be carried out. Natural England does not allow building within 500 metres of their habitat. It is a European protected species.
- 4) Highway safety issues with entrance from Hempsted Lane, poor visibility, potentially dangerous. Increased traffic through Hempsted village will cause disruption as the narrow Lane is already affected by a traffic control/single lane give way System and a small roundabout. 245 properties gives potential for traffic to be increased along the Lane by 245 vehicles daily and potentially double this for two car households.
- 5) The development would overlook our property.
- 6) Loss of south westerly public view from the bridal path. Thereby causing a loss of visual amenity.
- 7) The layout and density of buildings is too high.

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: F.A.O. Jo Meneaud
Principal Planning Officer
Development Management
Gloucester City Council
PO Box 3252
Gloucester
GL1 9FW

08/07/2020

20/00315/OUT - Outline application for the erection of up to 245 dwelling -
Land at Hill Farm, Hempsted Lane, Gloucester

We are the owners of [REDACTED].
The property is located on the western boundary of the farmland subject to the above application. For the consideration of the Planning Department, our objections to this application are as follows:-

The spread of odours emitted from Netheridge Sewage Treatment Works are obviously dependant upon numerous variable factors. Assessment is therefore difficult and potentially inaccurate. Recorded complaints may not be an accurate measurement of the problem, particularly if odours are under-reported. With the significant housing developments currently under construction in Hempsted, plus other areas approved but yet to commence, it would seem reasonable to expect that the level of emissions from Netheridge will be increasing as more dwellings are occupied. As the proposed development site is within the existing Cordon Sanitaire, lifting the current restriction would need to be based on extensive repeatable evidence, over a suitable extended period of time, once existing local developments are fully occupied.

Hempsted Village and the surrounding areas have been subject to extensive housing developments over recent years. Most residents regard there now to be more than enough housing, especially with the current construction at the Quays (over 400 new dwellings) and recent developments Newark Farm/Meadows (53 dwellings). Also there are the additional sites that have been approved for development, including the former Oil Depot Hempsted Lane, Manor Farm Hempsted Lane and potentially The Strawberry Field Rea Lane. The Hill Farm

proposed development would be a substantial overdevelopment of a village which is losing both character and identity.

Concerning the provision of school places, the well regarded Hempsted School is oversubscribed. Traveling within the village during school opening and closing is already potentially dangerous with the amount of traffic and lack of adequate safe parking.

The provision of local Primary Care (GP) Services are currently non-existent within Hempsted. With an ever increasing population in Hempsted, particularly older residents, it is difficult to access a GP.

The provision and access to emergency service requirements / infrastructure are also inadequate. When Oak Cottage was set on fire last year (Police conclusion - arson) it required 3 fire engines to bring the blaze under control. The Fire Service had problems obtaining sufficient water for at least the first 20 minutes and connected to multiple supplies within the village (Chartwell Close, St Swithuns Road and Hilton Close) due to inadequate water pressure. Consequently Oak Cottage and all contents were destroyed.

Climate change, Brexit and the current Pandemic have highlighted the benefits of locally grown produce. In 1914 there were some 8 plus working farms in Hempsted. Today there are none. The arable land (at Hill Farm) is currently farmed year on year, therefore makes both a positive contribution to the above and a working link to the farming heritage of Hempsted Village. Something to be encouraged.

Please note, it has not been possible to login and make an online comment on this application (via Gloucester City Council > Planning & Development > Planning Applications > Public Access) due to a "500 - Internal Server Error" problem encountered earlier.

Regards,

By E mail

[REDACTED],
[REDACTED]
[REDACTED]
[REDACTED]

4 June 2020

Dear Ms Meneaud,

Reference: 20/00315/OUT

Location : Land at Hill Farm, Hempsted Lane, Gloucester

I am writing to submit my comments on the abovementioned planning application. For your information, I have lived in High View since 1986 and have seen the changes that have been made to environment of Hempsted since then.

With regard to the present application my first thought is the proposed development falls within the Severn Trent Water, Netheridge Sewage Treatment Works 'Cordon Sanitaire'. Despite improvements by Severn Trent, there has been difficulty with the nauseous smell emanating from Netheridge and permeating into the village. In my amateur opinion I would not want the size of the 'Cordon Sanitaire' to be reduced to accommodate further development as I believe that this would impact on my environment.

Another concern I have is that the proposed vehicular access to the development is off Hempsted Lane. I note that the existing hedgerow from Secunda Way to the top of the rise would be retained. There is no pedestrian pavement in existence alongside the development for that stretch of the road. There are only two entrances into the village, one from the junction of Hempsted Lane at Monk Meadow and the other from Hempsted Lane junction with Secunda Way.

I envisage that the development with up to 245 houses will generate a significant amount of traffic both exiting and entering the development. The proposed access is very close to the traffic light controlled junction at Secunda Way and I think that anyone wanting to turn right towards Secunda Way will have difficulty with that manoeuvre and will opt to turn left and travel through the old part of the village to the only other entrance at Monk Meadow. At the top of the rise there are a couple of sharp bends and a traffic calming pinch point just beyond the entrance to Court Gardens. I believe that the amount of traffic from the development going through the village would greatly impact on

the whole of the village both from an environmental viewpoint and from a road safety aspect too.

It seems to me that access could be direct from Secunda Way. The pavements along it are wide and could accommodate pedestrians wanting to access bus stops far more safely than having to cross over from one side of Hempsted Lane to the other to use the only pavement available.

At the present time I understand that our school is full to capacity. The intake of children from outside the village has prevented some of the village children being able to attend their local school. If you look to the future with a development of this size, the school could not cope with the numbers of children wanting to attend what would be their local school.

My last point is that the site itself slopes down from the existing houses in Hempsted Lane towards Netheridge. If the existing fields are built on with houses, roads and footpaths, driveways etc this will prevent the natural rain water being soaked into the ground and will run off down to the lowest point approximately where the lower edge of the development is and the two bungalows in Rea Lane. Rea Lane has flooded in the past and the fields have been waterlogged. I would not want the homes of people in Rea Lane to be flooded because of this development.

Yours sincerely,

Gloucester City Council
Development Control
Gloucester City Council
PO Box 3252
Gloucester GL1 9FW

For the attention of Joann Meneaud, Planning Officer.

Reference: 20/00315/OUT

Location: Land at Hill Farm, Hempsted Lane, Gloucester.

We object to this proposed development based on the following observations.

It is positioned in an area covered by the Severn Trent Hempsted Sewerage Works cordon sanitaire.

The Wardell Armstrong Design and Access Statement proposes a development for upto 245 dwellings which is approximately three times the combined dwellings of Court Gardens and High View. It shows a single restricted access onto Hempsted Lane.

Due to the rate at which traffic is allowed at the traffic lights from Hempsted Lane onto Secunda Way (A430) there is a high probability of traffic flow from this development passing through Hempsted Village a route which can be very restrictive especially at school run time.

Already there are children living in Hempsted not getting places in Hempsted Church of England Primary School and travelling to other schools. This would apply to children living in this development, potentially producing a clash of two school runs, one in and one out.

The restricted site access raises questions whether it is adequate for the emergency services.

Consideration is required as to how this development affects the nature of Hempsted in the City Council's forward Planning Proposals. Hempsted's conservation area, the visual impact from Secunda Way looking west and north-west, dwellings on the higher levels, the impact on traffic on Hempsted Lane from any future proposed developments.

Sent via Email

Joann Meneaud
Principal Planning Officer
Development Management
Gloucester City Council
PO Box 3252
Gloucester
GL1 9FW

5 June 2020

Dear Ms Meneaud

Re: 20/00315/OUT | Outline application for the erection of up to 245 dwellings | Land at Hill Farm Hempsted Lane Gloucester

I write on behalf of the Hempsted Residents Association (HRA) to object to the outline application which has recently been submitted by Gladman Developments in respect of land at Hill Farm, Hempsted Lane.

There are a number of reasons why outline planning permission should not be granted for residential development in this location.

These include:

- The principle of residential development in this location
- Location of development within the sewage treatment works cordon sanitaire
- Landscape and visual impact
- Access arrangements
- Infrastructure capacity
- Noise
- Proposed density of development

These points are expanded below with reference to relevant policy as appropriate, as well as the pre-application advice which was provided to the applicant in January 2020.

The principle of residential development in this location

The site comprises open fields and lies outside the built-up limits of Gloucester. It is not allocated for development and as such represents a speculative windfall proposal which is characteristic of the applicant's business model.

It is relevant to note that the site has already been put forward to the Council as a potential residential development opportunity through the Council's Strategic Housing Land Availability Assessment (SHLAA).

Whilst the SHLAA has relatively limited status in planning terms, it is relevant to note that the Council has concluded through this process that the site is unsuitable for housing for a number of

reasons including poor access to public transport, local services and employment in the city centre and wider area, the sloping prominent nature of the site and location within the sewage treatment works cordon sanitaire.

Importantly, this conclusion has been endorsed by a joint SHLAA panel including members of the development industry. It is plainly not just the view of the District Council.

Turning to relevant planning policy, the most up to date development plan for Gloucester is the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) which was formally adopted in December 2017.

Policy SP1 – The Need for New Development identifies that during the plan period 2011 - 2031, provision will be made the need for approximately 35,175 new homes within the JCS area, to be delivered by development within existing urban areas through District plans, existing commitments, urban extensions to Cheltenham and Gloucester, and the provision of Strategic Allocations at Ashchurch.

Policy SP2 – Distribution of Development explains how the overall level of housing growth will be distributed across the JCS area. The plan places major reliance on a number of large-scale strategic allocations and the supporting text explains that local site allocations will be brought forward through District-level local plans including the Gloucester City Plan.

In this respect, it is relevant to note that the City Council has published the formal pre-submission draft Gloucester City Plan and has not allocated the application site for residential development – indeed the draft plan continues to designate the site as falling within a cordon sanitaire associated with the nearby sewage treatment works (see further comments below).

As the site is not allocated for development within an adopted version of the City Plan, the proposal is plainly contrary to Policy SP2 of the JCS.

Policy SD10 – Residential Development is of further, particular relevance to this application and makes it clear that new housing development will only be permitted on sites that are allocated for development or on previously developed land in the existing built up area of Gloucester. Neither criterion applies in this instance.

The policy goes on to state that housing development on other sites will only be permitted in a number of limited circumstances including affordable housing on a rural exception site, infilling within the built up area, development brought forward through a community right to build order or where there are specific exceptions/circumstances.

None of these criteria apply and as such, the proposal is plainly contrary to Policy SD10 of the JCS.

It is understood that the City Council is currently able to demonstrate an adequate supply of deliverable housing land (including buffer). As such, the policies of the JCS can be afforded full weight and should in themselves be sufficient justification to warrant refusal of this application.

The draft Gloucester City Plan, whilst not yet formally adopted, has reached an advanced stage and should also be given some weight in the determination of this application. There are a number of policies of particular relevance to the application as outlined below.

Policy A1: Effective and efficient use of land and buildings states that development proposals should:

- Result in overall improvements to the built and natural environment; and
- Be of a suitable scale for the site and not have a significant adverse impact on the character of the locality, the appearance of the street scene, or the amenities enjoyed by the occupiers of the neighbouring properties;

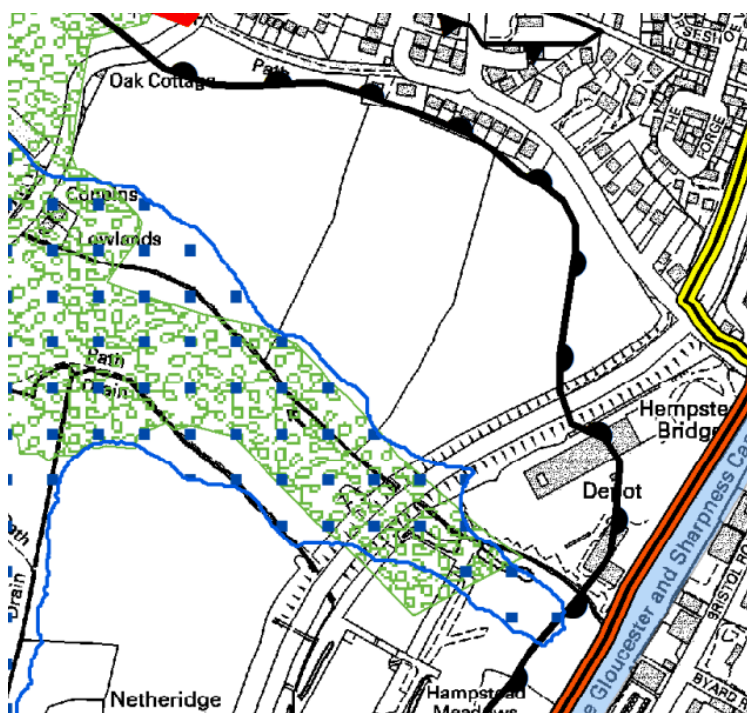
It is difficult to see how the application satisfies either of these policy requirements and must therefore be considered contrary to Policy A1 of the draft City Plan.

Location of development within the sewage treatment works cordon sanitaire

The cordon sanitaire around Netheridge sewage treatment works has been a feature of planning policy in Gloucester since the 1983 Local Plan and has been challenged on a number of occasions by developers who consider that it to be too extensively drawn, unnecessarily restricting development potential in the area.

It is highly relevant to note that in preparing the draft Gloucester City Plan, the District Council has appointed independent specialist consultants to advise on the validity of the cordon and whether it should remain a feature of plan making and planning decisions in Gloucester.

The conclusion reached is that whilst the boundary of the cordon should be revised from that shown in previous Local Plans, it should be substantially retained as shown on the policy map extract below.



The majority of the application site falls within the cordon and is therefore contrary to draft policy C6 of the City Plan which states that *'Development likely to be adversely affected by smell from Netheridge Sewage Works, within the Cordon Sanitaire defined on the policies map, will not be permitted'*.

It is also contrary to Policy SD14 of the JCS which relates to health and environmental quality and states that:

- High-quality development should protect and seek to improve environmental quality.
- Development should not create or exacerbate conditions that could impact on human health or cause health inequality; and that
- Development must
 - Cause no unacceptable harm to local amenity including the amenity of neighbouring occupants
 - Result in no unacceptable levels of air, noise, water, light or soil pollution or odour, either alone or cumulatively, with respect to relevant national and EU limit values;
 - Result in no exposure to unacceptable risk from existing or potential sources of pollution. For example, by avoiding placing sensitive uses in locations where national or EU limit values are exceeded, or by incorporating acceptable mitigation measures into development

It is relevant to note that in providing pre-application advice in January 2020, the cordon sanitaire adviser stated that:

'There would be an objection to the proposal as a recent baseline odour survey illustrated that odours from the STW could be detected up to 470m from the STW boundary. Further that the proposed development site is located within a contour of the Cordon Sanitaire that indicates odour is 30UE.m-3 which is considered to be a reasonable threshold for potential nuisance for highly sensitive uses, such as residential development. Consequently, I do not believe this proposal is suitable for this area of Gloucester as any residential development is only likely to increase complaints of odour to the local authority in addition to Severn Trent. Given that capacity of the STW shall increase by magnitudes over the coming years with additional demand this development would be wholly inappropriate in this location and in this form'.

Landscape and visual impact

This is a prominent, sensitive site and development will inevitably have a significant landscape and visual impact both in short and longer views.

The site has been assessed on behalf of the Council in the Landscape Characterisation Assessment and Sensitivity Analysis (September 2013) which noted that *'the fields directly south of Hempsted occupy an elevated position and are subsequently highly visible and offer extensive views'*.

The site was also assessed in the Landscape Analysis of Potential Development Sites (November 2013) which noted in respect of the western part of the site that its rural character, together with its view from the flood plain and the rising topography means this area would be *'unsuitable for development. This area of the site would be highly visible, therefore creating a negative effect on the*

visual amenity and landscape character. It would encroach on the rural aspect of the villages' surroundings'.

It is relevant to note that in providing pre-application advice in January 2020, the City Council's landscape adviser concluded that:

'Should the site be developed for housing, the edge of Hempsted village would be significantly extended to the south and its apparent and actual size significantly increased. The proposed development would be prominent in views of the landscape where the existing village is not. This would be likely to have significant adverse effects on users of the A430, Hempsted Lane, Rea Lane, Severn Way footpath ZGL64, footpath ZGL71, bridleway ZGL 148 and on residents of High View Estate and others. The site is visible from Robinswood Hill and the AONB'.

And that:

'It would be highly unlikely that any likely proposed measures or features would be able to fully mitigate the likely adverse effects of the development of this site for housing.

In principle, the development of the site for housing would not be supported in landscape terms.'

The application is plainly contrary to Policy SD6 of the JCS which requires development to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being.

Access arrangements

The application proposal is based on a primary vehicular access being provided onto Hempsted Lane. This is presumably on the basis of the pre-application advice received in January 2020 which concluded that access from the A430 Secunda Way would not be acceptable in highway terms.

Hempsted Lane is extremely narrow and the proposed access is located very close to the signalised junction of Hempsted Lane with the A430.



Given the size of the proposed development, the likelihood is that the potential effect on the operation of this and surrounding junctions will not be able to be satisfactorily mitigated.

Infrastructure capacity

The proposed number of dwellings raises significant concerns in respect of primary school capacity. Hempsted School is just one form of entry with limited ability to expand on the existing site. Anecdotally the school is understood to be at capacity and is particularly popular due to its Ofsted performance.

Clearly 245 dwellings including a large number of family homes will lead to a significant increase in the number of primary school age children and the views of Gloucestershire County Council as education authority should be sought. Even if a financial contribution is secured from the development by way of a planning obligation, given the limited ability of the school to expand, it is difficult to see how this could be put to any sensible use.

Noise

The indicative site layout shows development close to the A430 - a busy road with existing commercial development opposite. As highlighted at the pre-application stage, noise is a concern in respect of potentially creating a poor level of amenity for future occupants.

Proposed density of development

The indicative layout suggests a relatively dense development of 38 dwellings per hectare. This is in complete contrast to the existing development to the north which is a much lower density with detached and semi-detached properties set within generous plots. This is considered to be contrary to Policy SD4 of the JCS which states that

'New development should respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness, and addressing the urban structure and grain of the locality in terms of street pattern, layout, mass and form. It should be of a scale, type, density and materials appropriate to the site and its setting'.

The draft City Plan at paragraph 3.1.10 recognises that whilst increased densities may be appropriate, developers are encouraged to move away from smaller homes on smaller plots with less storage and amenity space, as this approach can often result in a cramped appearance and reduce mental wellbeing.

Whilst this is an outline application only, fixing the number of dwellings at such a high figure (245) will almost inevitably lead to the sort of standardised volume house builder type estate with small private gardens and extensive on-street parking which planners and urban design practitioners are striving to move away from.

Conclusion

In conclusion, the application should be refused as it is contrary to a number of policies of the adopted JCS as well as the pre-submission draft City Plan.

In particular, this is a speculative, windfall development on a greenfield site, outside the built-up limits of Gloucester. The proposal is not allocated for development and meets none of the criteria which allow for residential proposals to come forward on unallocated sites.

The Council has already assessed the suitability of the site for residential development through its Strategic Housing Land Availability Assessment and concluded it was unsuitable for a number of reasons. Importantly, this conclusion was endorsed by a joint panel including representatives of the development industry.

Whilst there is a clearly identified need for new housing in Gloucester and nationally, this does not mean that unsuitable sites should be released for development.

The City Council is able to demonstrate an adequate 5-year supply of deliverable housing land and as such the relevant development plan policies carry full weight.

The Council's pre-application advice in January 2020 highlighted a number of significant concerns and concluded that

'The principle of residential development on this site would be contrary to national and local policy guidance in terms of its location outside the built up area of Gloucester, its location within the Cordon Sanitaire and given its prominence and sloping nature, resulting in harmful impact upon the landscape character of the area'.

There is nothing in the application submission to suggest that these concerns have been overcome and as such, we trust the City Council will duly refuse the application.

Yours sincerely



Chair, Hempsted Residents Association

Joann Meneaud
Principal Planning Officer
Development Management
Gloucester City Council
PO Box 3252
Gloucester
GL1 9FW

Dear Ms Meneaud

Re: 20/00315/OUT | Outline application for the erection of up to 245 dwellings | Land at Hill Farm Hempsted Lane Gloucester

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These points are expanded below with reference to relevant policy as appropriate, as well as the pre-application advice which was provided to the applicant in January 2020.

The principle of residential development in this location

The site comprises open fields and lies outside the built-up limits of Gloucester. It is not allocated for development and as such represents a speculative windfall proposal which is characteristic of the applicant's business model.

It is relevant to note that the site has already been put forward to the Council as a potential residential development opportunity through the Council's Strategic Housing Land Availability Assessment (SHLAA).

Whilst the SHLAA has relatively limited status in planning terms, it is relevant to note that the Council has concluded through this process that the site is unsuitable for housing for a number of reasons including poor access to public transport, local services and employment in the city centre

and wider area, the sloping prominent nature of the site and location within the sewage treatment works cordon sanitaire.

Importantly, this conclusion has been endorsed by a joint SHLAA panel including members of the development industry. It is plainly not just the view of the District Council.

Turning to relevant planning policy, the most up to date development plan for Gloucester is the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) which was formally adopted in December 2017.

Policy SP1 – The Need for New Development identifies that during the plan period 2011 - 2031, provision will be made the need for approximately 35,175 new homes within the JCS area, to be delivered by development within existing urban areas through District plans, existing commitments, urban extensions to Cheltenham and Gloucester, and the provision of Strategic Allocations at Ashchurch.

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In this respect, it is relevant to note that the City Council has published the formal pre-submission draft Gloucester City Plan and has not allocated the application site for residential development – indeed the draft plan continues to designate the site as falling within a cordon sanitaire associated with the nearby sewage treatment works (see further comments below).

As the site is not allocated for development within an adopted version of the City Plan, the proposal is plainly contrary to Policy SP2 of the JCS.

Policy SD10 – Residential Development is of further, particular relevance to this application and makes it clear that new housing development will only be permitted on sites that are allocated for development or on previously developed land in the existing built up area of Gloucester. Neither criterion applies in this instance.

The policy goes on to state that housing development on other sites will only be permitted in a number of limited circumstances including affordable housing on a rural exception site, infilling within the built up area, development brought forward through a community right to build order or where there are specific exceptions/circumstances.

None of these criteria apply and as such, the proposal is plainly contrary to Policy SD10 of the JCS.

It is understood that the City Council is currently able to demonstrate an adequate supply of deliverable housing land (including buffer). As such, the policies of the JCS can be afforded full weight and should in themselves be sufficient justification to warrant refusal of this application.

The draft Gloucester City Plan, whilst not yet formally adopted, has reached an advanced stage and should also be given some weight in the determination of this application. There are a number of policies of particular relevance to the application as outlined below.

Policy A1: Effective and efficient use of land and buildings states that development proposals should:

- Result in overall improvements to the built and natural environment; and
- Be of a suitable scale for the site and not have a significant adverse impact on the character of the locality, the appearance of the street scene, or the amenities enjoyed by the occupiers of the neighbouring properties;

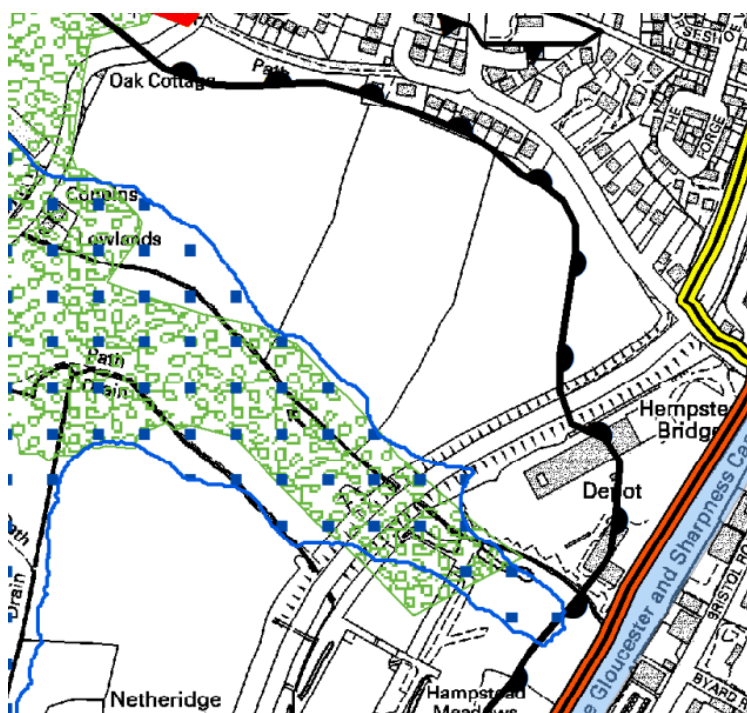
It is difficult to see how the application satisfies either of these policy requirements and must therefore be considered contrary to Policy A1 of the draft City Plan.

Location of development within the sewage treatment works cordon sanitaire

The cordon sanitaire around Netheridge sewage treatment works has been a feature of planning policy in Gloucester since the 1983 Local Plan and has been challenged on a number of occasions by developers who consider that it to be too extensively drawn, unnecessarily restricting development potential in the area.

It is highly relevant to note that in preparing the draft Gloucester City Plan, the District Council has appointed independent specialist consultants to advise on the validity of the cordon and whether it should remain a feature of plan making and planning decisions in Gloucester.

The conclusion reached is that whilst the boundary of the cordon should be revised from that shown in previous Local Plans, it should be substantially retained as shown on the policy map extract below.



The majority of the application site falls within the cordon and is therefore contrary to draft policy C6 of the City Plan which states that *'Development likely to be adversely affected by smell from Netheridge Sewage Works, within the Cordon Sanitaire defined on the policies map, will not be permitted'*.

It is also contrary to Policy SD14 of the JCS which relates to health and environmental quality and states that:

- High-quality development should protect and seek to improve environmental quality.
- Development should not create or exacerbate conditions that could impact on human health or cause health inequality; and that
- Development must
 - Cause no unacceptable harm to local amenity including the amenity of neighbouring occupants
 - Result in no unacceptable levels of air, noise, water, light or soil pollution or odour, either alone or cumulatively, with respect to relevant national and EU limit values;
 - Result in no exposure to unacceptable risk from existing or potential sources of pollution. For example, by avoiding placing sensitive uses in locations where national or EU limit values are exceeded, or by incorporating acceptable mitigation measures into development

It is relevant to note that in providing pre-application advice in January 2020, the cordon sanitaire adviser stated that:

'There would be an objection to the proposal as a recent baseline odour survey illustrated that odours from the STW could be detected up to 470m from the STW boundary. Further that the proposed development site is located within a contour of the Cordon Sanitaire that indicates odour is 30UE.m-3 which is considered to be a reasonable threshold for potential nuisance for highly sensitive uses, such as residential development. Consequently, I do not believe this proposal is suitable for this area of Gloucester as any residential development is only likely to increase complaints of odour to the local authority in addition to Severn Trent. Given that capacity of the STW shall increase by magnitudes over the coming years with additional demand this development would be wholly inappropriate in this location and in this form'.

Landscape and visual impact

This is a prominent, sensitive site and development will inevitably have a significant landscape and visual impact both in short and longer views.

The site has been assessed on behalf of the Council in the Landscape Characterisation Assessment and Sensitivity Analysis (September 2013) which noted that *'the fields directly south of Hempsted occupy an elevated position and are subsequently highly visible and offer extensive views'*.

The site was also assessed in the Landscape Analysis of Potential Development Sites (November 2013) which noted in respect of the western part of the site that its rural character, together with its view from the flood plain and the rising topography means this area would be *'unsuitable for development. This area of the site would be highly visible, therefore creating a negative effect on the*

visual amenity and landscape character. It would encroach on the rural aspect of the villages' surroundings'.

It is relevant to note that in providing pre-application advice in January 2020, the City Council's landscape adviser concluded that:

'Should the site be developed for housing, the edge of Hempsted village would be significantly extended to the south and its apparent and actual size significantly increased. The proposed development would be prominent in views of the landscape where the existing village is not. This would be likely to have significant adverse effects on users of the A430, Hempsted Lane, Rea Lane, Severn Way footpath ZGL64, footpath ZGL71, bridleway ZGL 148 and on residents of High View Estate and others. The site is visible from Robinswood Hill and the AONB'.

And that:

'It would be highly unlikely that any likely proposed measures or features would be able to fully mitigate the likely adverse effects of the development of this site for housing.

In principle, the development of the site for housing would not be supported in landscape terms.'

The application is plainly contrary to Policy SD6 of the JCS which requires development to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being.

Access arrangements

The application proposal is based on a primary vehicular access being provided onto Hempsted Lane. This is presumably on the basis of the pre-application advice received in January 2020 which concluded that access from the A430 Secunda Way would not be acceptable in highway terms.

Hempsted Lane is extremely narrow and the proposed access is located very close to the signalised junction of Hempsted Lane with the A430.



Given the size of the proposed development, the likelihood is that the potential effect on the operation of this and surrounding junctions will not be able to be satisfactorily mitigated.

Infrastructure capacity

The proposed number of dwellings raises significant concerns in respect of primary school capacity. Hempsted School is just one form of entry with limited ability to expand on the existing site. Anecdotally the school is understood to be at capacity and is particularly popular due to its Ofsted performance.

Clearly 245 dwellings including a large number of family homes will lead to a significant increase in the number of primary school age children and the views of Gloucestershire County Council as education authority should be sought. Even if a financial contribution is secured from the development by way of a planning obligation, given the limited ability of the school to expand, it is difficult to see how this could be put to any sensible use.

Noise

The indicative site layout shows development close to the A430 - a busy road with existing commercial development opposite. As highlighted at the pre-application stage, noise is a concern in respect of potentially creating a poor level of amenity for future occupants.

Proposed density of development

The indicative layout suggests a relatively dense development of 38 dwellings per hectare. This is in complete contrast to the existing development to the north which is a much lower density with detached and semi-detached properties set within generous plots. This is considered to be contrary to Policy SD4 of the JCS which states that

'New development should respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness, and addressing the urban structure and grain of the locality in terms of street pattern, layout, mass and form. It should be of a scale, type, density and materials appropriate to the site and its setting'.

The draft City Plan at paragraph 3.1.10 recognises that whilst increased densities may be appropriate, developers are encouraged to move away from smaller homes on smaller plots with less storage and amenity space, as this approach can often result in a cramped appearance and reduce mental wellbeing.

Whilst this is an outline application only, fixing the number of dwellings at such a high figure (245) will almost inevitably lead to the sort of standardised volume house builder type estate with small private gardens and extensive on-street parking which planners and urban design practitioners are striving to move away from.

Conclusion

In conclusion, the application should be refused as it is contrary to a number of policies of the adopted JCS as well as the pre-submission draft City Plan.

In particular, this is a speculative, windfall development on a greenfield site, outside the built-up limits of Gloucester. The proposal is not allocated for development and meets none of the criteria which allow for residential proposals to come forward on unallocated sites.

The Council has already assessed the suitability of the site for residential development through its Strategic Housing Land Availability Assessment and concluded it was unsuitable for a number of reasons. Importantly, this conclusion was endorsed by a joint panel including representatives of the development industry.

Whilst there is a clearly identified need for new housing in Gloucester and nationally, this does not mean that unsuitable sites should be released for development.

The City Council is able to demonstrate an adequate 5-year supply of deliverable housing land and as such the relevant development plan policies carry full weight.

The Council's pre-application advice in January 2020 highlighted a number of significant concerns and concluded that

'The principle of residential development on this site would be contrary to national and local policy guidance in terms of its location outside the built up area of Gloucester, its location within the Cordon Sanitaire and given its prominence and sloping nature, resulting in harmful impact upon the landscape character of the area'.

There is nothing in the application submission to suggest that these concerns have been overcome and as such, we trust the City Council will duly refuse the application.

Yours faithfully

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Principal Planning Officer

5/6/2020

Gloucester City Council

Gloucester

Dear Sir

We wish to raise objections to the planning proposal to develop the land at Hill Farm, Hempsted Lane Gloucester by building there up to 245 dwellings.

Much has recently been made of the presence of the “Cordon Sanitaire” in this area, and the continued experience of malevolent odours even outside the pre-existing area. I understand Netheridge Treatment Works has applied for extensions to its working capacity, and whether this has yet been granted or not, would require the Cordon Sanitaire area to continue to exist, or even be extended to allow future treatment capacity to expand.

Access to the site as indicated by the proposed maps is onto a narrow segment of Hempsted Lane, this would inevitably become a bottle neck trying to turn right towards the main road, or indeed turning left producing a potentially dangerous situation near the junction of Hempsted Lane and St Swithens Road where the lane is narrow, and cars are often parked, (for school and the Post Office).

245 Buildings on the site would impinge negatively on the available capacity of the school, where places are already difficult to secure. There is precious little ability for the school to expand, and the pressure on the road in the area at school run time is already considerable.

The view of the site from the A430 has been commented on by visitors, and would be totally lost by the proposed development. We understand that this is governed and protected by a Policy of the JCS (SD6).

Not only would the view from the main road be lost, but conversely, residents in the proposed development would experience the almost incessant noise from the road. Even as far away as High View, the noise is an almost constant irritant, and the number of emergency vehicle sirens has been surprisingly large. A constant pollution of the environment.

The Draft City Plan Policy A1 required that developments should be of a considerate scale and form to be commensurate with the locality. The housing density appears to be considerably greater in the proposed plan to the density of the immediately adjacent developments, and the sheer scale of the venture is out of proportion to the rest of the area, and therefore would not be in keeping and respect the identity of the existing village.

We therefore consider the proposal to be inappropriate and should therefore be refused.

Yours faithfully

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:30 AM on 06 Jun 2020 from .

Application Summary

Address: Land At Hill Farm Hempsted Lane Gloucester

Proposal: Outline application for the erection of up to 245 dwellings with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access point from Hempsted Lane. All matters reserved except for means of vehicular access.

Case Officer: Joann Meneaud

Customer Details

Name:

Email:

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: [REDACTED]

27 May 2020
Planning Application: 20/00315/OUT
Land at Hill Farm, Hempsted Lane Gloucester
Case Officer: Joann Meneaud

Dear Ms Meneaud

We have been surprised and concerned to find that there is an outlined application for the erection of up to 245 dwellings on the land at Hill Farm, Hempsted Lane submitted by Gladman (Planning Application: 20/00315/OUT). We object to this application on a number of grounds and these are set out below.

Building within the Cordon Sanitaire

Our understanding is that the proposed area for this site falls within the Netheridge Sewage Works, Cordon Sanitaire and is therefore out of bounds for development due to the nature of periodic offensive smells within the area and beyond. My residence falls just outside of this Cordon Saintaire and I can testify to the odour that occurs. Whilst I have never written to the council

complaining of this odour, our family and visitors have been negatively affected by this. To consider that dwellings constructed within the Cordon Sanitaire will not be impacted by odours ignores the council's own review of the Cordon Sanitaire: Cordon Sanitaire Evidence Study (2019). It is also contrary to the Gloucester, Cheltenham, Tewkesbury Joint Core Strategy (JCS) that highlights that development must not cause unacceptable harm to the local amenity, nor should it result in unacceptable levels of air, noise, light or soil pollution or odour (alone or by accumulation). We therefore believe that the Cordon Sanitaire has been and should continue to be, an exclusion zone regarding development.

Contravention of Gloucester Council's Strategic Plan
We are troubled that this proposal also flies in the face of the city's own Strategic Plan for Gloucester (2017-2020) with its focus on maintaining Gloucester's unique rural setting, eating as it will into one of the most iconic entrances into Gloucester, setting the tone for its green attractiveness. Policy SD6 of the JCS requires any development to protect landscape character for its own intrinsic beauty and also for its benefits to economic, environmental and social well-being. The Council's Strategic Plan 2017 - 2020 highlights how the city benefits from having a 'fantastic environment' .

Neighbours opposite our dwelling purchased land from the farmer who owns Hill Farm in the 1990s in order to increase their garden size. At that time, the council were adamant that any hedge planting by the residents which faced the field at Hill Farm and what is now Secunda Way, should be in keeping with the local environment for example, with indigenous trees, thus maintaining a rural approach to the village and city in general, an instruction that those residents complied with and achieved. The proposed development is also contrary to the Landscape Characterisation Assessment and Sensitivity Analysis (September 2013). This document notes that fields in the south position of Hempsted are highly visible, offering extensive views, whilst the Landscape Analysis of Potential Development Sites (November 2013) points out the highly visible appearance of these fields from the western approach and that development would create a negative effect on the visual amenity and landscape character, encroaching on the rural aspect of the village's surroundings. A development on these fields directly contravenes the Council's strategic plan and vision of Gloucester and Gloucestershire County Council's Strategy Looking to the Future 2019- 2022.

Another focus of the city's Strategic Plan for Gloucester is that of regeneration to develop a vibrant and prosperous city and promising to work with stakeholders and developers to bring vacant sites and buildings back into use. There are numerous brown field sites in Gloucester, the development of which could encourage people into the town, bringing commerce and footfall.

The development of some of these sites to date has been enormously successful, clearly showing the impact that sensitive regeneration schemes can have, notably the Quays : in turn, generating other local developments, shopping, restaurant dining and tourism etc. The Council have made clear in their Strategic Plan that brown field site regeneration and development is a key aim and have secured Housing Zone status from the Government to assist in that cause. Whilst we understand that developers do not want to incur the higher costs of site clearance in order to build, if the Council allows developments into the green fields instead of pursuing its stated aim of brown field regeneration, it will not be contributing to the development of a vibrant and prosperous city, nor adding to the 'fantastic environment'. If the Council's plan is to regenerate brown field sites, why is it not made clear to developers from the outset that it will only consider applications for these areas? It is discouraging to think that developers such as Gladman can so easily identify green fields across country and obtain planning permission for developments which completely change the nature of those areas without any consideration as to what that will mean for the residents of those localities.

Gloucester city centre has the capacity and potential to thrive again. There are numerous properties within the heart of Gloucester which stand empty at night, existing as they do over shops. Converting these to dwellings could mean that the centre of Gloucester comes to life. Currently, it feels desolate, abandoned and unsafe at night, not a place to venture. If these central properties were also residences, this could increase a sense of security, encouraging restaurants to open and shops to return, to serve this community, as per Gloucestershire County Council Strategy Looking to the Future 2019-2022. It may be that there are rules and regulations about rates for residents living over shops. However rules and regulations are not permanent fixtures.

European cities manage to provide dwellings over shops and consequently have city environments that feel safe and lively, with communities who care about their areas.

Building on a flood plain

The outline application states that there will be surface water flood mitigation and attenuation. Rea Lane and the fields of Hill Farm are prone to frequent flooding. Any development on this land will be likely to have a huge impact on residents who live in Rea lane. The costs of funding the mitigation and attenuation may be better spent clearing brown field sites in Gloucester City.

Increase in traffic

The proposed application states that there will be vehicular access through Hempsted Lane which troubling for a number of reasons. An illustration taken from the Wardell Armstrong documentation, The Development Framework Plan shows an overview of the site highlighting proposed vehicle and pedestrian access. The

Design and Access Statement, shows the housing plan with and states, "Proposed vehicular site access onto Hempsted Lane with proposed dwellings set back behind retained existing hedgerow". This side of Hempsted Lane does not have a pavement. Assuming a car has a bonnet of 1M in length, then the car would have to encroached 1M into the lane before the driver has any visibility of the traffic in the lane. The proposed entrance is approximately 10 vehicle from the junction with the traffic light controlled junction with Secunda Way, severely limiting the number of vehicles that could leave in this direction. Hence the vast majority of traffic leaving the development would turn left and head through the village to join the main road at the Monk Meadow end of the lane. We find this potential of increased traffic from 245 dwellings, travelling through Hempsted's narrow lanes with the resultant increase of noise, pollution and threat to pedestrian and cyclist safety, of grave concern.

There is also an issue for pedestrian access. Apart from the very restricted visibility when leaving the proposed development, all pedestrians will be require to cross the lane immediately to gain safe passage on to the pavement on the opposite side of Hempsted Lane.

School capacity and access

Another concern regarding the infrastructure is Hempsted Church of England Primary School. This school is unlikely to be able to accommodate children from any further dwellings. It currently has 209 pupils with full capacity of 210. Even if developers contribute towards extension of the school, there is limited ability of the school to extend further. Vehicular access to the school has been particularly troublesome with police special constables regularly monitoring antisocial parking.

Density of the proposed development

The proposed development reveals that there would be 38 houses per hectare. This is far denser than the rest of Hempsted and is contrary to Policy SD4 of the JCS. This policy indicates that new developments should respect the character of the site and surroundings, enhancing local distinctiveness, including reflecting the local street patterns, layout, mass and form, being at a scale appropriate to the site and its setting.

Impact on local wildlife

Wildlife in these fields will suffer. There are many badgers/setts, birds, bats, owls (not from the Owl Centre as they do not get released) and birds of prey (again, not from the Owl Centre)

There are protected Beechwood trees in the area which Natural England are aware of and these were cited in another planning application relating to Rea Lane (Strawberry field for pre 90s residents). There are Great Crested Newts (Natural England and European Protected Species) in the gardens of some Chartwell Close properties adjacent to this field and few years back, when work was being done on the river bank, mitigation

fencing had to be installed which infers the protected Great Crested Newts were also in the bottom field. Consideration should be given to the protection of wildlife local to the area.

Summary

On each of the grounds listed above, we object to and oppose the proposed application. It meets no local or national criteria allowing residential development and will have a harmful impact upon the nature and landscape of this village and upon Gloucester in general.

Yours sincerely



Joann Meneaud
Principal Planning Officer
Development Management
Gloucester City Council
PO Box 3252
Gloucester
GL1 9FW

Dear Ms Meneaud

Re: 20/00315/OUT - Outline application for the erection of up to 245 dwellings on Land south of Hempsted Lane, Gloucester

I write to object to the outline application which has recently been submitted by Gladman Developments in respect of land South of Hempsted Lane.

Despite the recent housing developments within the village and to the east of Secunda Way Hempsted has retained a very strong rural character; its conservation area, architecture and grassed corridors help it retain a very real and valuable village quality which would be seriously damaged by the proposed development.

The fields directly south of Hempsted Lane occupy an elevated position and are therefore highly visible from the approaches to the south. Various landscape assessment studies have always concluded that the visual impact of any development in this elevated location would create a negative effect on the visual amenity, undermine landscape character and encroach on the rural aspect of the village's surroundings. If any development is allowed it must be small and limited to the eastern side of the fields to minimise its visual impact.

Yours faithfully



Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:52 PM on 06 Jun 2020 from .

Application Summary

Address: Land At Hill Farm Hempsted Lane Gloucester

Proposal: Outline application for the erection of up to 245 dwellings with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access point from Hempsted Lane. All matters reserved except for means of vehicular access.

Case Officer: Joann Meneaud

Customer Details

Name:

Email:

Address: [REDACTED]

Comments Details

Committer Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: [REDACTED]

Joann Meneaud
Principal Planning Officer
Development Management
Gloucester City Council
PO Box 3252
Gloucester
GL1 9FW

6th June 2020.
Dear Ms Meneaud

Re: Objection to outline application for the erection of up to 245 dwellings at Land at Hill Farm Hempsted Lane Gloucester, reference 20/00315/OUT

I am writing to you to object to the outline application recently submitted by Gladman Developments in respect of land at Hill Farm, Hempsted Lane.

There are 8 reasons why planning permission should not be granted as outlined below.

1. Cordon Sanitaire

The City Council has confirmed through its draft City Plan that a cordon sanitaire should remain in place to reflect odour nuisance from Netheridge sewage treatment works. As the majority of the application site falls within the cordon it is contrary to draft policy C6 of the City Plan which states that 'Development likely to be adversely affected by smell from Netheridge Sewage Works, within the Cordon Sanitaire defined on the policies map, will not be permitted'.

It is also contrary to Policy SD14 of the JCS which states that development must not cause unacceptable harm to local amenity including the amenity of neighbouring occupants or result in unacceptable levels of air, noise, water, light or soil pollution or odour, either alone or cumulatively.

I recently complained about the smells coming from Netheridge Sewage works on the 24th November 2019, complaint reference 19/022219/POAIN. This is not the only time that I have needed to complain about the smells coming from Netheridge Sewage works, and if 245 homes were granted on this land I am sure that more complaints would arise and people would not want to live on the housing estate which is closer to Netheridge Sewage works.

2. Landscape and visual impact

This is a prominent, sensitive site in landscape terms. The Landscape Characterisation Assessment and Sensitivity Analysis (September 2013) notes that 'the fields directly south of Hempsted occupy an elevated position and are subsequently highly visible and offer extensive views' whilst the Landscape Analysis of Potential Development Sites (November 2013) notes in respect of the western part of the site that 'this area of the site would be highly visible, therefore creating a negative effect on the visual amenity and landscape character. It would encroach on the rural aspect of the villages' surroundings'.

The proposal is therefore contrary to Policy SD6 of the JCS which requires development to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being.

An example of this is the Bridleway between Hempsted Lane and Rea Lane, allowing the public to walk to the countryside and access the walks of Severn Way and Glevum Way. If 245 houses were built in front of the Bridleway, the views to areas of outstanding natural beauty towards Robinswood Hill, The Cotswolds and Forest of Dean would be ruined.

3. The principle of residential development

The site comprises of open fields and lies outside the built-up limits of Gloucester. It is not allocated for development and the proposal is therefore contrary to Policies SP1, SP2 and SD10 of the Gloucester, Cheltenham, Tewkesbury Joint Core Strategy (JCS). As the City Council currently has an adequate housing land supply, these policies attract full weight.

The proposal is also contrary to Policy A1 of the draft City Plan which states that development should be of a suitable scale and not have a significant adverse impact on the character of the locality, the appearance of the street scene, or the amenities enjoyed by the occupiers of the neighbouring properties. As the draft plan has reached an advanced stage, it should also be given significant weight.

It is highly relevant that the suitability of the site has already been considered by the Council as part of its Strategic Housing Land Availability Assessment (SHLAA) and deemed to be unsuitable for a number of reasons including poor access to public transport, local services and employment, the sloping prominent nature of the site and location within the cordon sanitaire. This conclusion has been endorsed by a joint SHLAA panel including members of the development industry.

My own property has covenants which don't allow me to develop my own property. I am also not allowed to erect a fence to the south of my property, as this would remove the rural aspect looking towards Hempsted from the south.

Another example of the restrictions is that my neighbour at 162 Hempsted Lane, had planning permission refused to remove a Black Poplar Tree in 2009.

If this development went ahead, I would expect the principle of development to completely change in Hempsted and covenants, planning restrictions and the need for the conservation areas would no longer be applicable, as Hempsted would become an estate and no longer a village with a conservation area.

4. Infrastructure capacity

The provision of 245 new homes including family homes, raises significant concerns in respect of primary school capacity. Hempsted School is just one form of entry with limited ability to expand on the existing site. Anecdotally the school is understood to be at capacity and is particularly popular due to its Ofsted performance. Even if a financial contribution is secured from the development by way of a planning obligation, given the limited ability of the school to expand, it is difficult to see how this could be put to any sensible use.

My understanding is that children already living in the

village of Hempsted are unable to attend the local school and have to attend, Carlton School, Linden School and Meadowside School. Adding another 245 homes to the village would cause more traffic congestion, reducing air quality and potentially more traffic accidents.

5. Access

The application is based on a primary vehicular access being provided onto Hempsted Lane on the basis that access from the A430 Secunda Way would not be acceptable in highway terms. Hempsted Lane is extremely narrow and the proposed access is located very close to the signalised junction of Hempsted Lane with the A430. Given the size of the proposed development, the likelihood is that the potential effect on the operation of this and surrounding junctions will not be able to be satisfactorily mitigated.

6. Noise

The indicative site layout shows development close to the A430 - a busy road with existing commercial development opposite. Noise is a genuine concern and could result in a poor level of amenity for future occupants.

7. Density

The proposed development has a density of 38 dwellings per hectare. This is in complete contrast to the existing development to the north which is of a much lower density. This is considered to be contrary to Policy SD4 of the JCS which states that 'new development should respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness, and addressing the urban structure and grain of the locality in terms of street pattern, layout, mass and form. It should be of a scale, type, density and materials appropriate to the site and its setting.

8. Flooding

Whilst I agree the land at the top of the development is not on a flood plain, having lived in the area for over 10 years I have seen on several occasions the land at the bottom of the development flooded as the balancing ponds over flow and the flood water builds up at the bottom of the hill.

In December 2012, the Fire Brigade were called out for at least 48 hours to pump out water by the bungalows at the bottom of the field. In my opinion these fields are a natural drainage for rainwater to disperse gradually from Hempsted village. If 245 houses were built on the land, I am convinced the 2 bungalows on Rea Lane would flood due to less land being available to enable run off water to gradually seep into the natural water table.

Summary

The application should be refused as it is contrary to a

number of policies of the JCS as well as the draft City Plan. This is a speculative proposal on a greenfield site, outside the built-up limits of Gloucester. The site is not allocated for development and meets none of the criteria which allow for residential proposals to come forward on unallocated sites.

The Council's pre-application advice in January 2020 highlighted a number of significant concerns and concluded that:

'The principle of residential development on this site would be contrary to national and local policy guidance in terms of its location outside the built up area of Gloucester, its location within the Cordon Sanitaire and given its prominence and sloping nature, resulting in harmful impact upon the landscape character of the area'.

I would like to point out that Gladman Developments recently announced they were stepping back from lodging a high number of appeals after recently losing several cases in the High Court. I trust that Gloucester City Council will reject this development and use the recent failed bids by Gladman Developments in the High Court to show them that Gloucester City Council will not be bullied into developing land, which has not been allocated to its joint core strategy plan, due to it being unsuitable.

Yours sincerely



5th June 2020

Dear Ms Joann Meneaud,

Re: 20/00315/OUT

Outline application for the erection of up to 245 dwellings | Land at Hill Farm Hempsted Lane Gloucester

We wish to strongly object to the planning application submitted by Gladman Developments in respect of land at Hill Farm, Hempsted Lane.

We have several objections to why we feel that planning permission should not be granted as outlined below

1. Cordon Sanitaire

The land is protected by a Cordon Sanitaire and from looking in to this further, we believe that the City Council has confirmed through its draft City Plan that a cordon sanitaire should remain in place to reflect odour nuisance from Netheridge sewage treatment works. We live in one of the houses that backs on to the fields in question and we experience the smell of the sewage works frequently, let alone what it would be like living within it

The majority of the site for the proposed development falls within the cordon it is contrary to draft policy C6 of the City Plan which states that *'Development likely to be adversely affected by smell from Netheridge Sewage Works, within the Cordon Sanitaire defined on the policies map, will not be permitted'*

It is also contrary to Policy SD14 of the JCS which states that development must not cause unacceptable harm to local amenity including the amenity of neighbouring occupants or result in unacceptable levels of air, noise, water, light or soil pollution or odour, either alone or cumulatively.

2. Landscape

We moved to this property in 2018, and during the process of purchasing it we found that land at the end our garden was purchased later on in 1992 and it was also purchased by the occupants of the row of houses hedging the proposed field.

As part of the purchase these houses who purchased additional land, had to agree with the council at the time that the shrubs at the end of the garden had to keep the rural appearance of the village

when viewed from the south. A covenant was also included in the sale agreement, stopping any permanent residential development on the land.

Furthermore, the Landscape Characterisation Assessment and Sensitivity Analysis (September 2013) notes that *'the fields directly south of Hempsted occupy an elevated position and are subsequently highly visible and offer extensive views'* whilst the Landscape Analysis of Potential Development Sites (November 2013) notes in respect of the western part of the site that *'this area of the site would be highly visible, therefore creating a negative effect on the visual amenity and landscape character. It would encroach on the rural aspect of the villages' surroundings'*.

The proposal is therefore contrary to Policy SD6 of the JCS which requires development to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being.

3. The Principle of Residential Development

The site comprises open fields and lies outside the built-up limits of Gloucester. It is not allocated for development and the proposal is therefore contrary to Policies SP1, SP2 and SD10 of the Gloucester, Cheltenham, Tewkesbury Joint Core Strategy (JCS). As the City Council currently has an adequate housing land supply, these policies attract full weight.

The proposal is also contrary to Policy A1 of the draft City Plan which states that development should be of a suitable scale and not have a significant adverse impact on the character of the locality, the appearance of the street scene, or the amenities enjoyed by the occupiers of the neighbouring properties. As the draft plan has reached an advanced stage, it should also be given significant weight.

It is highly relevant that the suitability of the site has already been considered by the Council as part of its Strategic Housing Land Availability Assessment (SHLAA) and deemed to be unsuitable for a number of reasons including poor access to public transport, local services and employment, the sloping prominent nature of the site and location within the cordon sanitaire. This conclusion has been endorsed by a joint SHLAA panel including members of the development industry

4. Vehicle Access

The proposed access to this site via Hempsted Lane is not safe due to the narrow road and the close proximity to the junction with Secunda Way. Any car leaving the site would have to encroach about 1 metre into the lane before the driver has any visibility of the traffic in the lane coming from both directions. This traffic would also need to cross onto the wrong side of the lane in order to exit as the road is so narrow, if there is traffic already coming down the lane then this development would cause a significant build-up of traffic at peak times

The proposed entrance is approximately 10 vehicle from the junction with the traffic light controlled junction with Secunda Way, severely limiting the number of vehicles that could leave in this direction. This will probably mean that the vast majority of traffic leaving the development would

turn left and head through the village to join the main road at the Monk Meadow end of the lane. This is going to generate even more vehicles through the already busy village of Hempsted.

5. Wildlife and Protected Species living on the proposed site

We understand that within the site that this applications refers to there are numerous protected species and wildlife that live there. There are Great Crested Newts and we understand that Natural England does not allow building within 500 meters of their habitat. It is a European Protected Species.

There are badgers in the fields in question - there is a sett up against one of the hedges. We have on several occasions seen them in our garden

Birds/bats can be seen and heard from our garden regularly. Plenty of bats are about at the moment and we can see them most evenings in the warm weather

Owls can be seen and heard late evening – there is a barn owl that has been seen by many of the houses on the hedgerow to the field

Small hawks perched in the trees on the boundary of houses from High View or hovering over the fields.

Deer have been seen on several occasions on the field – most recently next door to our house in the field

6. Infrastructure capacity

There is insufficient capacity within the village to accommodate 245 new dwellings including the Schools, Traffic and local amenities

The provision of 245 new homes including family homes, raises significant concerns in respect of primary school capacity. Hempsted School is just one form of entry with limited ability to expand on the existing site. The school is understood to be at capacity and is particularly popular due to its Ofsted performance. Even if a financial contribution is secured from the development by way of a planning obligation, given the limited ability of the school to expand, it is difficult to see how this could be put to any sensible use.

There is only 1 x local shop within the village to support the existing residents, and limited space for any further amenities to be built

7. Noise

The indicative site layout shows development close to the A430 - a busy road with existing commercial development opposite. Noise is a genuine concern and could result in a poor level of amenity for future occupants.

These are all valid objections and reasons why this application should not be approved. We hope all of these concerns will be looked in to when considering this land for development

Yours sincerely

[REDACTED]

[REDACTED]

Sent via Email

Ms Joann Meneaud
Principal Planning Officer
Development Management
Gloucester City Council
PO Box 3252
Gloucester
GL1 9FW



7 June 2020

Dear Ms Meneaud,

Re: 20/00315/OUT | Outline application for the erection of up to 245 dwellings | Land at Hill Farm Hempsted Lane Gloucester

We are writing to object most strongly to this application on the basis of the effect the proposed development would have on us, and on the beautiful village of Hempsted. Please reject this application.

1. Impact on Ourselves and Our House.

The rural appearance of the area behind our property would be destroyed, and would be out of character with the surrounding landscape. Until recently, this was a "Landscape Conservation Area".

The plan shows houses close to our southern boundary, which would overlook our property, increase noise levels, and reduce our privacy. Light pollution from street lighting would be undesirable.

The bridle path behind our property is rural, and we welcome badgers, foxes and other wildlife in our rear garden most nights – Trail camera footage available. Bats are also regular evening visitors, and in addition to garden birds, kestrels and sparrow hawks visit regularly by day. Any changes to the bridle path, and fields beyond would significantly change the nature of the area.

There would be increased pedestrian and cycle traffic, and probably increased parking near our property. Street parking space is limited.

2. Impact on The Village

The primary school does not have the capacity for the additional children that could be expected, and there is limited room for expansion. There is already a danger to children coming to and from the school, with very limited parking on narrow roads. Any additional children and the associated traffic would be very dangerous.

Access from Hempsted Lane would have to be close to the traffic lights, resulting in congestion, and increased traffic along this narrow lane through the centre of the village. This congestion would limit access by emergency services to the new site, and the heart of the village.

The proposed building density would be out of character with the adjacent housing and amenities. When approaching from the South, the views are of beautiful sloping fields leading up to the hedgerows along the bridle path and Hempsted Lane. The proposed development would therefore be highly visible, and change the appearance of the whole area when viewed from miles around.

The proposed development site is within the Cordon Sanitaire, so has not been recommended for development in the City Plan. It is also in the direction of the prevailing wind. Although we live just outside the Cordon, we occasionally experience unpleasant smells from the Sewerage Works, and we would not like to live in a new house within the Cordon. The proposed development would be contrary to draft policy C6 of the City Plan which states that *'Development likely to be adversely affected by smell from Netheridge Sewage Works, within the Cordon Sanitaire defined on the policies map, will not be permitted'*.

Over 50% of the proposed site is less than 15 Metres above sea level, and a substantial area near the southern boundary is below 10M. This area floods regularly, and I have noticed water springing from the ground close to the 15M contour during periods of wet weather resulting in damaged crops around the spring. Further development on the slope would make the flooding worse, and threaten houses on Rea Lane in addition to properties on the southern edge of the proposed development. The Barn Owl Rescue centre and grounds, would also be at increased risk of flooding. We have seen wild Barn Owls flying freely, and wild deer in the adjoining nature reserve.

This letter contains just a few of our objections to this Outline Application.

Yours faithfully,



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
7th June, 2020

Joann Meneaud
Planning Officer
Gloucester City Council
Development Control
PO Box 3252
Gloucester, GL1 9FW

Dear Ms Meneaud

TOWN AND COUNTRY PLANNING ACT 1990, NOTIFICATION OF PLANNING APPLICATION REFERENCE
20/00315/OUT
LAND AT HILL FARM, HEMPSTED, GLOUCESTER

These are my comments regarding this application

1. Visual impact and landscape considerations

Section 16 of the national planning framework states “The desirability of new development making a positive contribution to local character and distinctiveness”. This proposal cannot be considered as sustainable development which aims at organizing human development goals while simultaneously sustaining the ability of natural systems to provide the natural resources and eco-systems on which society depend.

The development will substantially downgrade the landscape of the area and there will be a very negative visual impact as you approach Hempsted Village and the city from the south. The photographs in the Gladman documentation show what an attractive and picturesque area the site occupies and this high density urban development will ruin it for the local community and the city.

2. Urban Sprawl

Over recent years Hempsted village has been subject to a lot of new development, often to the detriment of village life in terms of resources and character. This development is urban sprawl at its worst and will lead to Hempsted village and Quedgeley being joined in linear development.

3. Development on a Green Field Site

There is no excuse for further development on important green field sites. There is enough brown field land in the environs of Gloucester to make the loss of this important “Green Lung” on the edge

of the city unjustified. It would give a very poor impression of Gloucester City and its views in regards to its environment.

4. Loss of agricultural land

This site is productive agricultural land in a sustainable future we cannot afford the loss of such an important resource.

5. Archaeological site

The planning material contains Andrew Armstrong's archaeological review which indicates the site may contain important archaeological remains that would be destroyed by the development. The site was actively used during the Roman period and may contain Palaeolithic material.

6. Section S106 money

During recent large developments around the village section S106 money was collected several times. Unfortunately this has never been used to the benefit of the community negatively impacted by the developments. There have been no new facilities. The school is over capacity, there is one small shop and there is no doctor or dentist surgery.

From past experience this misallocation of funds is likely to happen again.

7. Cordon Sanitaire

This development falls within the Cordon Sanitaire of the sewage works. There was comment in the report about the lack of complaints about the smell. Having lived in the village for 23 years I confirm that it is a problem but complaining is not useful as nothing is ever done so residents have stopped complaining to the council. This has distorted the recorded complaints figures. This new proposed development is much closer to the sewage works and will be adversely affected.

8. Flood plain and its ecosystem

Mitigating measures on the flood plain in this plan are likely just to push the problem of flooding further downstream as has happened so often with developments on the River Severn. The development would disrupt the delicate ecology and ecosystem of the area .

9. Development near gas/electricity lines and the busy bypass

The development is close to the busy bypass. The houses built here will be subject to traffic pollution and noise. The logistics of the planned development would led to considerable disruption to supply lines

10. Landscaping and planting

With the aim of blocking the unpleasant view of this development there is a considerable amount of tree planting planned. This will have the unwanted effect of blocking the beautiful views over the River Severn valley from the public footpath/bridle path at the top of the site. It also blocks the views of residents at the top of the hill.

11. Traffic

The only vehicular access to the site is planned to be off Hempsted lane. This is a steep, narrow twisting road which is very unsuitable for the purpose. The traffic generated by this number of houses will be considerable. As with many new developments in the area the new residents will have a high proportion of commuters. Lack of parking on site will lead to parking on side roads. There will be traffic congestion particularly in the mornings and an unacceptable risk of accidents on an already well known accident hot spot.

For the above reasons I object to this application and think that urban development should not be permitted on this site.

Yours sincerely,



Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: To whom it may concern,

I wish to outline my objections to the proposed Gladman development 20/00315/OUT of 245 houses in Hempsted.

I oppose the planning application for the following reasons:

I support Gloucestershire Council's existing Cordon Sanitaire - recently extended by Severn Water this boundary is much needed by local residents and should be maintained for the health and safety of existing local residents. On a hot humid day it could be argued even the existing parameters of the Cordon are insufficient to contain the smell from the sewerage works so building houses within it would be unsanitary and not desirable.

I also believe in Gloucestershire's Joint Core Strategy (JCS) 2.5 statement that, "it is important that sufficient sites are identified within the city itself to provide the amount and type of new homes that the community needs." Hempsted is not within the city itself and is therefore an unsuitable site for development on that basis.

Hempsted C of E School has limited capacity to expand given site limitations, surrounding houses, narrow roads, lack of parking for the school run. Some local children have been denied places due to oversubscription so demand already outstrips supply in terms of school places.

School rush hours are very busy already for existing pupils; further expansion would be neither desirable, practical or safe.

The local village roads are small and narrow with several areas having only a single pavement. There is insufficient capacity or width on the roads for any increase in vehicular traffic; either construction traffic or new residents.

The proposed entrance to the new development is between a set of traffic lights and a blind corner with no existing footway and no space available to build one if the existing hedges are to be retained as indicated. Hempsted Lane is clearly not designed for high volume traffic so the proposed development is not practicable. The safety of existing residents and their ability to enter

and exit Hempsted Lane without joining a line of traffic from the proposed new site is also a concern. There is very limited space for a queue of cars to wait at the lights either entering or exiting currently and it would be dangerous for cars to queue on the bypass, Secunda Way, to enter Hempsted Lane. With a potential for an increase of approximately 500 cars this would not be safe.

Limited local amenities also suggest this site is unsuitable for such a high number of high density houses. There is 1 small primary school (one of the smallest in Gloucester) 1 village shop, 1 Church and 1 village hall. There are no doctors or dentists in the vicinity and as a family, we struggled to find a GP to take us on as patients when we moved here.

The local environment and landscape are that of a village albeit one that has grown but to allow development of this scale, especially on a green field site would be detrimental to the lives of existing residents and make the strain on existing local roads and services untenable.

2.15 of the Gloucester City Plan 2019 states, "as the population of the city grows it is important to protect open spaces". Local people use and enjoy the fields in question and it would have a huge negative impact on the lives of existing residents if this development was to be approved.

The NPPF has 3 central considerations: environmental, social and economic. On all 3 counts I believe this development should be refused. It will destroy existing valuable countryside enjoyed by many, increase the pressure on local facilities and roads making existing residents' lives harder and add little to the local economy as no new amenities are planned.

This area has seen a huge amount of change recently including the addition of 500+ new homes within a 1-mile of the heart of the village. The community is simply not large enough to support unchecked expansion of this kind. We would like to continue to enjoy the wide open green spaces.

Do not allow this development. It is unsuitable for housing and should be retained to allow the local area to be protected from unwanted urban sprawl.

Gloucester City Plan includes the statement that, "health and wellbeing will be improved through the protection and provision of open and green spaces, woods and trees." Given the renewed focus on wellbeing in recent years we would hope this idea is supported.

Flood risk - Gloucester City Plan 2.21 details the new for any new development to be built to "the highest

standard.... whilst responding to the implications of climate change." The land the proposed development covers is a flood risk and the fields have been underwater for several weeks in 2020 already. As we're all aware this risk is only likely to increase in coming years given the impact of climate change. It would be impractical to build houses on this land.

There is unanimous opposition to this development in the local area. We hope the council will seek to support the lives and well-being of existing residents and look to brownfield sites or unused buildings to provide the increase in homes Gloucestershire may need.

Yours faithfully,

Dear Ms Meneaud

TOWN AND COUNTRY PLANNING ACT 1990, NOTIFICATION OF PLANNING APPLICATION REFERENCE
20/00315/OUT
LAND AT HILL FARM, HEMPSTED, GLOUCESTER

Regarding the above application, the following are points I wish to raise in objection:

1. Visual impact and landscape considerations

Section 16 of the national planning framework states "The desirability of new development making a positive contribution to local character and distinctiveness". This proposal cannot be considered as sustainable development which aims at organizing human development goals while simultaneously sustaining the ability of natural systems to provide the natural resources and eco-systems on which society depend.

The development will substantially downgrade the landscape of the area and there will be a negative visual impact as you approach Hempsted Village and the city from the south. The photographs in the Gladman documentation demonstrate what an attractive and picturesque area the site occupies and this high density urban development will ruin that for the local community and the city.

2. Urban Sprawl

Over recent years Hempsted village has been subject significant new development, often to the detriment of village life in terms of resources and character. This development is urban sprawl at its worst and will lead to Hempsted village and Quedgeley being joined in linear development.

3. Loss of agricultural land

This site is productive agricultural land and as a small island nation we cannot afford the loss of such an important resource.

4. Archaeological site

The planning material contains Andrew Armstrong's archaeological review which indicates the site may contain important archaeological remains that would be destroyed by the development. The site was actively used during the roman period and may contain Palaeolithic material.

5. Section S106 money

During recent large developments around the village section S106 money was collected several times. Unfortunately, this has never been used to the benefit of the community negatively impacted by the developments. There have been no new facilities. Hempsted Village has no health care services such as GP or dentistry provision. The school is over capacity. There is one small shop and no other local community services such as hairdressing, coffee shop, communal meeting areas. From past experience this misallocation of funds is likely to happen again.

6. Cordon Sanitaire

This development falls within the Cordon Sanitaire of the sewage works. There was comment in the report about the lack of complaints about the smell. Having lived in the village for 23 years I confirm

that it is a problem but complaining is not useful as nothing is ever done so residents have stopped doing so. This new development is much closer to the sewage works and will be adversely affected.

7. Flood plain

Mitigating measures on the flood plain are likely just to push the problem of flooding further downstream as has happened so often with developments on the River Severn

8. Landscaping and planting

With the aim of blocking the unpleasant view of this development there is a considerable amount of tree planting planned. This will have the unwanted effect of blocking the beautiful views over the river Severn from the public footpath/bridle path at the top of the site.

9. Traffic

The only vehicular access to the planned residential site is to be off Hempsted lane. This lane is steep and winding, posing an increased risk of accidents and congestion. Should this building application be granted it is likely to expect several hundred cars to require vehicular access in and out of the development.

In terms of traffic volume, it is already extremely difficult to leave Hempsted on a commute to work, especially at the end of Hempsted Lane and out over the causeway to the A40. There is already significant residential development near Sainsbury's, St Annes Way and the several hundred dwellings there will likely create even more cars needing to access/exit the Hempsted area on roads which are already unable to cope with traffic volume at peak times.

For the above reasons I object to this application and think that urban development should not be permitted on this site.

Yours Sincerely,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:07 PM on 08 Jun 2020 from .

Application Summary

Address: Land At Hill Farm Hempsted Lane Gloucester

Proposal: Outline application for the erection of up to 245 dwellings with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access point from Hempsted Lane. All matters reserved except for means of vehicular access.

Case Officer: Joann Meneaud

Customer Details

Name:

Email:

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: For the attention of Joann Meneaud,

Planning application ref. 20/00315/OUT

The application accords with very little of the latest JCS.

Whilst the loss of a private view is not sufficient grounds for a valid objection, it is considered that the loss of the longstanding visual amenity to virtually all of the residences on the opposite side of the lane, plus those adjacent to the proposal, does give reasonable grounds to object.

The proposed exit from the 'estate' is very likely to constitute a safety issue bearing in mind, the probable volume of traffic, the position of the exit in relation to the junction of Hempsted Lane with Secunda Way and the very nature of 'The Pitch', which is the section of the lane which forms part of the boundary of the development from the bend at the top to the traffic lights at the bottom.

A development of 245 houses will in all likelihood

generate an extra 350 to 450 vehicles using the village road system which is currently struggling to accommodate the current usage, especially at peak times.

The confines of the village and its current amenities will make the upgrading of the infrastructure to a suitable level to sustain the proposal will be very difficult, if not impossible, to achieve.

The site has been in agricultural use since the village has been in existence. There are sufficient brownfield sites around Gloucester to accommodate the national plan for new housing without having to resort to using land in the green belt.

Whilst the site is not in the flood plain the ground gets very waterlogged during the rainy parts of the year due to the many springs in the locality. A housing site will only increase this tendency and could adversely affect the nearby flood plain boundaries.

The site is almost wholly within the revised Cordon Sanitaire, which was proposed by the LA's independent consultancy.

Hill Farm has been the subject of two previous applications, both of which were refused. The Secretary of State's inspector cited, amongst other things, in his refusal to approve the planning appeals, that the aspect of Hempsted from the south was far too important to allow a development to obscure it. Nothing has changed in this respect.

Finally, from a moral point of view, it seems to be in poor taste to lodge the application during this very trying time. It makes co-ordinated responses extremely difficult, but then maybe that was the reason!

Jo Meneaud
Principal Planning Officer
Development Management
Gloucester City Council
PO Box 3252
Gloucester
GL1 9FW

Dear Ms Meneaud

Re: 20/00315/OUT | Outline application for the erection of up to 245 dwellings | Land at Hill Farm Hempsted Lane Gloucester

I write to strongly object to the above proposal

Firstly though, a couple of administration points. Why, with a plan of this magnitude and the consequential effect of the surrounding community, were notices only sent to a very limited number of houses? I live at 29 High View and along with my neighbours did not receive any information. I have since seen the notification posted at the junction of Rea Lane and the Bridle Path. It says that objections must be received within 21 days from the date on the notice. The notice is NOT dated. Does that mean the timeline for objections is open ended?

Secondly, as a retired Assistant Headteacher, the effect on education in the immediate area is a major concern. The primary school is already oversubscribed from a small catchment area. There is very limited scope for expansion, and I understand that when the possibility was explored, it was turned down due to concerns over the increase volume of traffic. The Hempsted area has already taken a big hit in housing development over recent years, with many of the most recent projects still to be completed. The closest other primary schools are all over 2 miles away and with a limited number of bus routes, 245 extra households will only put more traffic pressure on the congestion on Secunda Way (A430), especially in the morning rush hour. Convenient transport is even worse for the secondary schools.

Gloucestershire has an opportunity to show it is learning from the situation caused by Covid 19. If this proposal is approved, it will only increase the reliance on public transport. Yet, as a country, we are frantically trying to decrease this need. Many primaries have not re-opened as planned due to a lack of space for safe social distancing. If this proposal is approved the number on roll for many schools will have to increase.

The location of the proposed development is also a major concern due to

- the considerable slope of the field
- the bottom of the field is notoriously renowned for flooding
- its proximity to the Netheridge sewage treatment works. C6 of the draft City Plan states: *'Development likely to be adversely affected by smell from Netheridge Sewage Works, within the Cordon Sanitaire defined on the policies map, will not be permitted'*.
- its proximity to the Owl Sanctuary on Netheridge Close. The extra pollution, noise and artificial light can only have a negative environmental impact and an adverse effect on the birds.
- the suitability of the site has already been considered by the Council as part of its Strategic Housing Land Availability Assessment (SHLAA) and deemed to be unsuitable for many of the reasons listed above

- it is proposed that primary vehicular access being provided onto Hempsted Lane on the basis that access from Secunda Way would not be acceptable in highway terms. Hempsted Lane is extremely narrow, is the only main road access for Hempsted residents and amenities (including the school and church) and its original traffic volume using the road was one of the considerations when Secunda Way was built.
- the proposal is also contrary to Policy A1 of the draft City Plan which states that development should be of a suitable scale and not have a significant adverse impact on the character of the locality, the appearance of the street scene, or the amenities enjoyed by the occupiers of the neighbouring properties.
- this is a greenfield site, outside the built-up limits of Gloucester. The site is not allocated for development and meets none of the criteria which allow for residential proposals to come forward on unallocated sites.
- the City Council's pre-application advice in January 2020 highlighted several significant concerns and concluded that: *'The principle of residential development on this site would be contrary to national and local policy guidance in terms of its location outside the built up area of Gloucester, its location within the Cordon Sanitaire and given its prominence and sloping nature, resulting in harmful impact upon the landscape character of the area'*.
- It is my understanding that the City Council has an adequate housing land supply.

I thank you for your time and hope my concerns and objections will be given the appropriate consideration.

Kindest regards

██████████

Dear Sirs,

It seems unbelievable that such a plan to build 245 dwellings between Rea Lane and Secunda Way is actually happening considering the stench we Hempsted residents have to endure with the current Cordon Sanitaire in place.

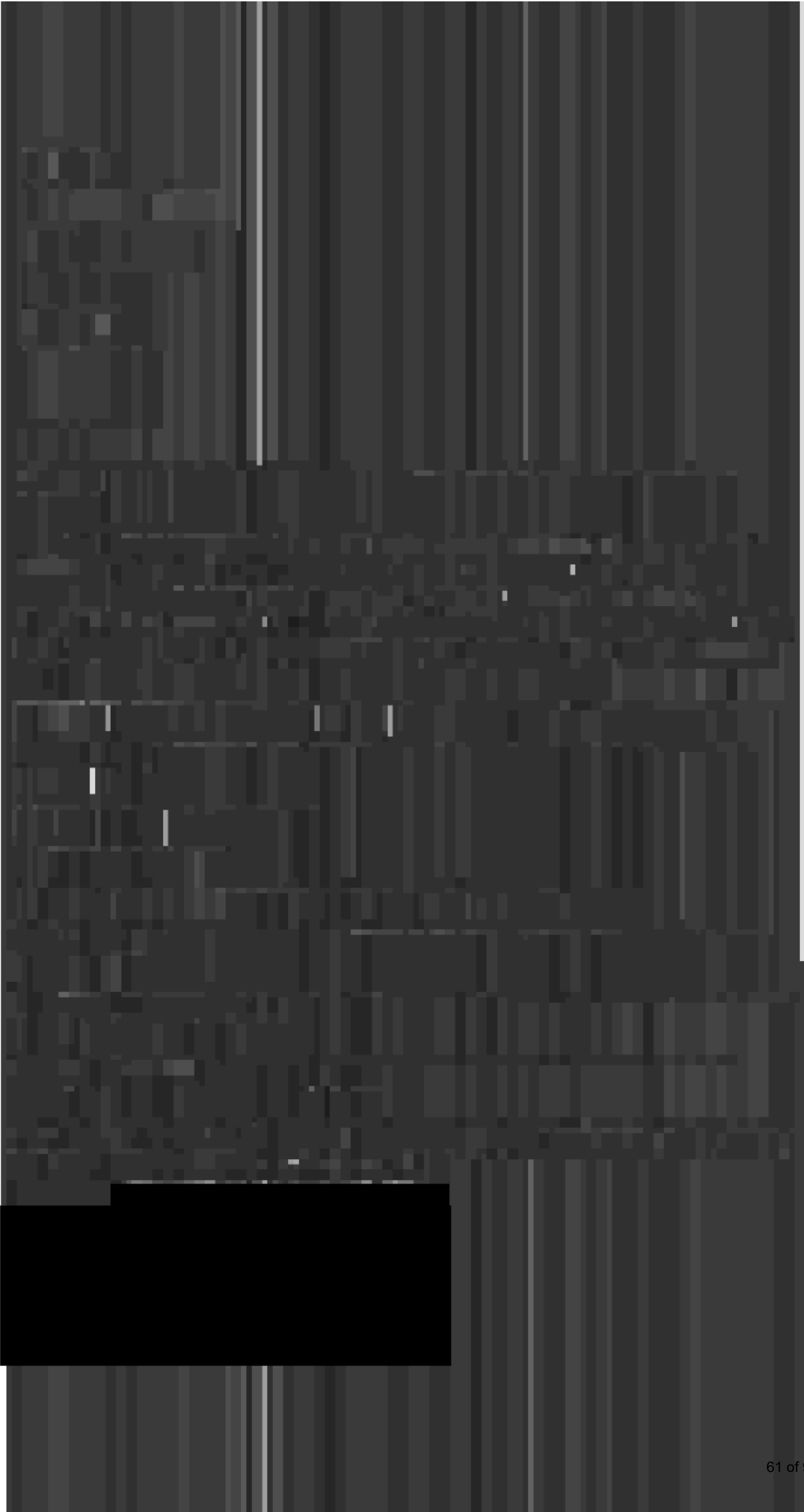
The smell is almost tangible at times - to reduce the area for the odour to disperse will make all our lives in the direct vicinity unbearable.

I have no objection to more houses being built to meet demand but they must be located in a suitable area - this area is not!!

Please ensure this critical point is clarified before any planning permission is granted at this location.

Would appreciate if you can keep me updated.

Many thanks,



For the attention of Ms J Meneaud

Dear Ms Meneaud

Re 20/00315/OUT - Outline application for the erection of up to 245 dwellings – Land at Hill Farm Hempsted Lane Gloucester

We wish to object to the outline application submitted by Gladman Developments as per above.

It would appear that the proposal is contrary to the A1 Policy of the draft City Plan and will have a severe impact on the existing village and its residents. The land is sloping and the majority of the site is within the cordon sanitaire of Netheridge Sewage Works. The village has neither a doctor nor dentist and a limited bus service.

The exit proposal to the site will have severe implications. The 245 dwellings will presumably generate at least 350 extra cars. Vehicles turning right towards the bypass will enter the Lane approximately 10 car lengths from the lights. This would suggest that most would turn left to pass through the village. The Lane at that point is narrow and there is no footpath on the left hand side. Should any vehicles be parked in the Lane the flow of traffic would be severely impeded. Additionally, as traffic moves further into the village just beyond the entrance to Court Gardens there is a right of way and only one vehicle can pass at a time. This is on a bend and it is difficult to see from vehicles wishing to exit to the bypass.

We understand that the school is already at maximum capacity and because of its excellent Ofsted listing is very popular. Hence parents are bringing children in from outside the village. The school has an entrance in the village off Hempsted Lane and at dropping off and collecting times cars are parked along the Lane making traffic flow slow and passage difficult.

We believe that this development is contrary to Policy SD14 of the JCS and would cause harm to the local community by way of levels of noise, water, light and air pollution. Therefore the development application should be refused.

Yours sincerely



Comments on the Planning Application - "Land at Hill Farm, Hempsted Lane, Gloucester" [REDACTED]

1 There are 2 possible access points to this planned area. One off Hempsted Lane close to the junction with Secunda Way, and the other Rea Lane.

The Hempsted Lane access is close to a traffic light controlled road junction and I cannot visualise how to make a safe junction at this point.

Allowing access to the uphill part of Hempsted Lane will only increase the already large amount of vehicles try to access the bypass at the northern end of the lane. The delays here during rush hour are already considerable without further traffic requiring to use that route.

The Rea Lane junction is out of the question as the lane is too narrow to take more traffic than at present

2 Approximately 90% of the area is inside the cordon sanitaire. Once developers have built and sold the properties they have no more responsibility. This area is there for a purpose, it is so that unpleasant smells do not cause annoyance. Building inside the area will just increase the number of complaints of obnoxious smells by the new occupiers.

One comment I have seen, stated; *"As far back as 1993 the Planning Inspector subsequent to an Inquiry emphasised the importance of the Cordon with its then position particularly in relation to possible development .*

3 There is an oil pipe line across a small area of the site close to Secunda Way.

4 Foul water drainage has for very many years been a major problem in Hempsted. A large development like this application would make the village problem only worse. Therefore if the development was granted it should provide a new, direct connection into the sewerage works and independent of the existing village network.

[REDACTED]
[REDACTED]
[REDACTED]
12 June 2020.

Dear Sir / Madam.

Planning ref 20/00315/out

Please see my concerns with the proposal for new housing Development in Hempsted for over 250 new homes.

My main concern is the excess traffic congestion such a development will intensify within the area.

When traveling on the M5 from Cheltenham back to Hempsted village in the evenings before the coronavirus, I often found myself stationary on the slow lane on the M5 because of excess traffic trying to come off the M5 at Junction 12 .

I am sure you can only imagine how dangerous this is. So before any more developments this side of Gloucester can take place this need to be consider.

A development as this one will only enhance this situation making it more dangerous.

I also have a concern with any development within this area will only have a detrimental effect on the heart of the village by Rea Lane . This Lane is very narrow and is congested with traffic especially with school children being picked up and dropped off so even though the traffic from the development should not flow through to this small lane if the school was required to expand to allocate for the enhanced population it would be again become even more congested become even more dangerous for pedestrians .

I have lived in the village for many year and have witnessed the increase of congestion with in this area .

3 There is an oil pipe line across a small area of the site close to Secunda Way.

4 Foul water drainage has for very many years been a major problem in Hempsted. A large development like this application would make the village problem only worse. Therefore if the development was granted it should provide a new, direct connection into the sewerage works and independent of the existing village network.

Hi There Joann,

Thanks for acknowledging my objection to the Gladman development application in Hempsted.

May I also note that we live 1 line of houses beyond the application site and did not receive any notification from the council. Some of our neighbours also mentioned the same issue. We were lucky enough to be updated by friends nearby but I would question how comprehensive the letter drop was as there are lots of people reporting that they did not receive letters. Is there anyway this can be checked for future reference as we would not want to be unaware of other planning permissions in future.

Would you confirm whether the deadline for objections has now passed or whether there is still time for other people to comment?

Best,

To whom it may concern, while my neighbours received the letter regarding the above outline planning application we did not receive ours from the post office until after them (reason unknown), therefore I am hoping you take this into consideration.

We would like to make comments regarding the above on the following grounds.

Cordon sanitaire, while I know last year people were in the fields doing tests and completed a report at no point were local people consulted on the smells emitting from the sewage works. This I believe was a mistake as a proper survey should have considered local knowledge and opinion. To remove this cordon and allow development on the land would be irresponsible due to the frequent smells emanating across the fields to the houses bordering the road on Hempsted Lane. While often this smell lasts between 15min to 60 min it can be very very unpleasant especially at night during warm weather. So building in the fields would be really bad for potential residents. Further we have only recently become aware that we could have reported the smells but no body over the last 25years I have lived here has ever told us this.

The proposed exit from the site onto Hempsted lane would have significant disruption on residents near the proposed opening. This would cause heavier volume of traffic from both residents and vehicles. Naturally safety would be a major concern. The road's in the village do not have the capacity for the increased traffic and would need major investment, which I believe the taxpayer should not or can afford to fund.

The main Secunda Way has very large volumes of traffic in excess of those originally quoted to residents and speed on this road is a major contributor for noise to nearby houses, so ones on the field would be bombarded by this same noise. due to the slope on the hill this noise travels far as there is nothing high enough to block it. To my knowledge no noise survey has ever been completed and coupled with traffic speed it has a negative impact on people's health and wellbeing.

The map of the site does allow for landscaping but nothing or little seems to be made available for land bordering existing houses which would be impacted by the construction, noise, debris, dust and pollution. Following the development there would be light pollution, noise, traffic, and visual destruction of outlook from those same properties. This does have a bearing on people's lives and should be considered. All landscaping should be planted and allowed to grow before any building is permitted to start. This should also be dense and high enough to lessen the visual impact of the site prior to building not after building completion.

The local wildlife would suffer as a result of the build from the birds of prey, badgers which regularly visit the area, game birds and other species. Much time was spent building habitat for voles and other mammals in the area and these habitats would be damaged or destroyed. The area in question is or has been designated for the Severnside project and open countryside for grazing was recommended in that plan and its implementation.

There are sufficient brownfield sites in the local area for which planning applications have been made with no sign of development yet. These should be built and their impact on the local area researched before more development takes place in this area.

The council's and government have over the last 15years completely transformed the village of Hempstead with the building of the by-pass and following construction. On three sides Hempstead has had negative impact, the tip now an area which can not be used for recreational purpose, The land by the canal from the housing to the car boot site has effectively diminished the character of the village. The only aspect of the original village remains these fields and I feel that the village has had enough development placed on it and no more should be permitted.

The road to Gloucester's primary retail area the quays travels down the adjoining road and the open vista of the fields make a welcoming sight for tourists and visitors highlighting the best of the city and this welcoming and good marketing area should be preserved.

The local school does not have the capacity for potentially upto 200 children if not more and a new one would be needed.

yours faithfully



Jo Meneaud
Principal Planning Officer
Development Management
Gloucester City Council
PO Box 3252
Gloucester
GL1 9FW

Dear Ms Meneaud

Re: 20/00315/OUT | Outline application for the erection of up to 245 dwellings | Land at Hill Farm Hempsted Lane Gloucester

I wish to object to the outline application recently submitted by Gladman Developments in respect of land at Hill Farm, Hempsted Lane. There are 7 reasons why planning permission should not be granted as outlined below.

1. The principle of residential development

The site comprises open fields and lies outside the built-up limits of Gloucester. It is not allocated for development and the proposal is therefore contrary to Policies SP1, SP2 and SD10 of the Gloucester, Cheltenham, Tewkesbury Joint Core Strategy (JCS). As the City Council currently has an adequate housing land supply, these policies attract full weight.

The proposal is also contrary to Policy A1 of the draft City Plan which states that development should be of a suitable scale and not have a significant adverse impact on the character of the locality, the appearance of the street scene, or the amenities enjoyed by the occupiers of the neighbouring properties. As the draft plan has reached an advanced stage, it should also be given significant weight.

It is highly relevant that the suitability of the site has already been considered by the Council as part of its Strategic Housing Land Availability Assessment (SHLAA) and deemed to be unsuitable for a number of reasons including poor access to public transport, local services and employment, the sloping prominent nature of the site and location within the cordon sanitaire. This conclusion has been endorsed by a joint SHLAA panel including members of the development industry.

2. Cordon Sanitaire

The City Council has confirmed through its draft City Plan that a cordon sanitaire should remain in place to reflect odour nuisance from Netheridge sewage treatment works. As the majority of the application site falls within the cordon it is contrary to draft policy C6 of the City Plan which states that *'Development likely to be adversely affected by smell from Netheridge Sewage Works, within the Cordon Sanitaire defined on the policies map, will not be permitted'*.

It is also contrary to Policy SD14 of the JCS which states that development must not cause unacceptable harm to local amenity including the amenity of neighbouring occupants or result in unacceptable levels of air, noise, water, light or soil pollution or odour, either alone or cumulatively.

3. Landscape and visual impact

This is a prominent, sensitive site in landscape terms. The Landscape Characterisation Assessment and Sensitivity Analysis (September 2013) notes that *'the fields directly south of Hempsted occupy an elevated position and are subsequently highly visible and offer extensive views'* whilst the Landscape Analysis of Potential Development Sites (November 2013) notes in respect of the western part of the site that *'this area of the site would be highly visible, therefore creating a negative effect on the visual amenity and landscape character. It would encroach on the rural aspect of the villages' surroundings'*.

The proposal is therefore contrary to Policy SD6 of the JCS which requires development to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being.

4. Access

The application is based on a primary vehicular access being provided onto Hempsted Lane on the basis that access from the A430 Secunda Way would not be acceptable in highway terms. Hempsted Lane is extremely narrow and the proposed access is located very close to the signalised junction of Hempsted Lane with the A430. Given the size of the proposed development, the likelihood is that the potential effect on the operation of this and surrounding junctions will not be able to be satisfactorily mitigated.

5. Infrastructure capacity

The provision of 245 new homes including family homes, raises significant concerns in respect of primary school capacity. Hempsted School is just one form of entry with limited ability to expand on the existing site. Anecdotally the school is understood to be at capacity and is particularly popular due to its Ofsted performance. Even if a financial contribution is secured from the development by way of a planning obligation, given the limited ability of the school to expand, it is difficult to see how this could be put to any sensible use.

6. Noise

The indicative site layout shows development close to the A430 - a busy road with existing commercial development opposite. Noise is a genuine concern and could result in a poor level of amenity for future occupants.

7. Density

The proposed development has a density of 38 dwellings per hectare. This is in complete contrast to the existing development to the north which is of a much lower density. This is considered to be contrary to Policy SD4 of the JCS which states that *'new development should respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness, and*

addressing the urban structure and grain of the locality in terms of street pattern, layout, mass and form. It should be of a scale, type, density and materials appropriate to the site and its setting’.

Summary

The application should be refused as it is contrary to a number of policies of the JCS as well as the draft City Plan. This is a speculative proposal on a greenfield site, outside the built-up limits of Gloucester. The site is not allocated for development and meets none of the criteria which allow for residential proposals to come forward on unallocated sites.

The Council’s pre-application advice in January 2020 highlighted a number of significant concerns and concluded that:

‘The principle of residential development on this site would be contrary to national and local policy guidance in terms of its location outside the built up area of Gloucester, its location within the Cordon Sanitaire and given its prominence and sloping nature, resulting in harmful impact upon the landscape character of the area’.

There is nothing in the application submission to suggest that these concerns have been overcome and as such the application should be refused.

Yours faithfully

██████████

Jo Meneaud
Principal Planning Officer
Development Management
Gloucester City Council
PO Box 3252
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GL1 9FW

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The provision of 245 new homes including family homes, raises significant concerns in respect of primary school capacity. Hempsted School is just one form of entry with limited ability to expand on the existing site. Anecdotally the school is understood to be at capacity and is particularly popular due to its Ofsted performance. Even if a financial contribution is secured from the development by way of a planning obligation, given the limited ability of the school to expand, it is difficult to see how this could be put to any sensible use.

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There is nothing in the application submission to suggest that these concerns have been overcome and as such the application should be refused.

Yours faithfully

Planning application 20/00315/out

245 houses to be constructed at Hill Farm Hempsted by Goldman.

I have looked at all the documents relating to the above application
And wish to lodge my OBJECTIONS as listed below

1.The entrance to the development is on a lane, which is very narrow

Traffic at the lights (at the junction of Secunda Way) back up the lane causing congestion for existing residents & difficulty for new ones making a dangerous situation. There is only a footpath on the far side of the lane.
So anyone walking or with pushchairs or wheelchairs will have to cross all this to get to a safe place to continue their journey.

2 .245 houses will generate a good number of children which the local school will not be able to accommodate as it is already full. These children will have to be transported elsewhere thus increasing the volume of traffic.

3.The infrastructure of the village cannot cope at present, there are not any doctors or dentists surgeries within 1.5.miles. Emergency vehicles have difficulty entering the village from either junction. This will get worse when all the flats/houses around Sainsbury's are occupied as they have to exit onto the already busy ByPass. Hempsted residents have to wait to get out onto the exit road at present .sometimes for nearly 5-10minutes.

4.We do not have a Community Hall that will accommodate more than 100 people. So could not meet to discuss this situation even if we were allowed to in the present circumstances

5. Most of the site is within the Cordon Sanitaire, & has already been turned down by GCC for building purposes.. due to the smell that is emitted from Netheridge Sewage Depot. Plus the lower part which is for recreation.floods every year.

6.There are already at least two other sites in the village with agreed plans & an outstanding application which have not yet been started. These with this application will add at least 500 houses to the village without those around Sainsburys.

**HEMPSTED WILL LOSE ITS IDENTITY & WONDERFUL COMMUNITY SPIRIT
IF THIS IS PASSED**



Re: 20/00315/OUT Land At Hill Farm Hempsted Lane Gloucester

We would like to record our objections to the above planning application.

Specifically we are of the opinion that the site should remain protected from development by the current Cordon Sanitaire boundary.

A study undertaken on the Cordon Sanitaire reveals that the majority of recent complaints have come from residents living to the south of the site (Fig 4.7 of the Phlorum Cordon Sainitaire Evidence Study 2019). The report submitted by BLBB Consulting in support of the Gladman application uses this data to report that: "As stated above in 2018 there were no complaints documented from the northern side of the works all 6 were from the south side. We believe this is all strong evidence to suggest that the recommended Cordon Sanitaire is not reflective of the current situation of the works." (Section 3.3.33).

We would like to argue the exact opposite, and that it is in fact precisely THANKS TO the current Cordon Sanitaire boundaries that complaints from the north of the site are not higher. There are no residents in those fields so it goes without saying that there will be a lower level of complaints!! Put two hundred houses there and I suspect that might change pretty quickly. Please don't test my hypothesis this way though...

Yours faithfully,

[REDACTED]
[REDACTED]
[REDACTED]

21th June 2020

Dear Ms Meneaud

There is a outlined proposal for the construction of 245 dwellings in the fields at Hill Farm, Hempsted (20/00315/OUT). I object to this proposal for the following reasons:

1. The greater part of the proposal is within the Cordon Sanitaire. This area should not be built on. The area smells offensive at times. Most recently on 19th June 2020 when a visitor to my home commented on the smell. Buildings closer to the Netheridge sewage works will be impacted by this odour.
2. I understand that Gloucester has currently met its full quota for housing development (according to the Gloucester, Cheltenham and Tewkesbury Joint Core strategy). Moreover there are brown field sites which already have planning permission such as that near the roundabout at Monk's Meadow (bottom of Hempsted Lane, near Sainsburys) which developers could be encouraged to use without eating into green fields.
3. The infrastructure does not support additional housing in the area (limited public transport, small roads, lack of local schooling)
4. This area is prone to flooding. Rea Lane at the bottom of the proposed outline suffers particularly badly during times of flooding. Mitigation may be of benefit to the proposed dwellings but this is likely to make conditions for those living in Rea Lane much worse.
5. Since living in our home (24 years), I have been aware that the Council have stressed the importance of local gardens and hedgerows on the appearance and environment of the village in order to maintain its rural character. The proposal goes completely against this and everything that locals have done to facilitate this (e.g. planting suitable trees, not erecting fencing that would impact on this).
6. 6. Noise levels have increased hugely since the opening of the Secunda Bypass. Another 245 dwellings with possibly 2 cars per household will only increase this further.
7. Proposed access to the proposed development is dangerous (no pavements on that side of the road, no room to build a pavement, poor visibility, difficulty filtering as it is close to major set of traffic lights on the bypass at the end of Hempsted Lane.

Yours sincerely

[REDACTED]

Jo Meneaud
Principal Planning Officer
Development Management
Gloucester City Council
PO Box 3252
Gloucester
GL1 9FW

Dear Ms Meneaud

Re: 20/00315/OUT | Outline application for the erection of up to 245 dwellings | Land at Hill Farm Hempsted Lane Gloucester

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Summary

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The Council’s pre-application advice in January 2020 highlighted a number of significant concerns and concluded that:

‘The principle of residential development on this site would be contrary to national and local policy guidance in terms of its location outside the built up area of Gloucester, its location within the Cordon Sanitaire and given its prominence and sloping nature, resulting in harmful impact upon the landscape character of the area’.

There is nothing in the application submission to suggest that these concerns have been overcome and as such the application should be refused.

Yours faithfully

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:21 PM on 22 Jun 2020 from .

Application Summary

Address: Land At Hill Farm Hempsted Lane Gloucester

Proposal: Outline application for the erection of up to 245 dwellings with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access point from Hempsted Lane. All matters reserved except for means of vehicular access.

Case Officer: Joann Meneaud

Customer Details

Name:

Email:

Address:



Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Breach of Hempsted Cordon sanitaire - already odours are reaching beyond St Swithuns Road on a regular basis
Road safety between site and St Swithuns Road and dangerous access into Hempsted Lane - already a problem. Also increased traffic congestion
St Swithuns school already oversubscribed

Dear Joann Meneaud,

I would like to raise an objection to the following planning application 20/00315/OUT at Hill Farm, Hempsted for the seven main reasons below:

1. The City Council has spent a considerable amount of time through the Joint Core Strategy and the development of Gloucester's City Plan in determining land availability for the development of new residential properties, which does not include the development of this piece of land with the building of 245 properties. There has already been considerable recent development in the Hempsted area and it is important we don't build on every piece of green land.
2. The development will be within the cordon sanitaire which is there for the purpose of not allowing such developments to happen near to the Netheridge sewage treatment plant, which serves a large proportion of the City.
3. There are fourteen conservation areas in Gloucester of which one is in Hempsted and this proposed development is near to it and would have a negative impact on an area which we and the council, I presume, would want to protect.
4. The visual impact when arriving towards Hempsted from the south will be harmed for ever if the application is approved. The outlook from Hempsted from will also be negatively impacted. Hempsted is the last village in Gloucester and we should protect it.
5. There is also the issue of wildlife including possible badger setts, the presence of newts and land for foraging bats, which the applicants have not fully addressed.
6. The proposed development will cause unnecessary additional traffic congestion on Hempsted Lane and on the junction of Secunda Way.

This proposed new development will I doubt bring a new influx of families with young children and therefore there is an issue of whether Hempsted Primary School on St Swithuns Road will be able to cope with an increased uptake.

In reading the documents written by Peter Quinn CMLI Landscape Architect, Linny Jordan Chair, Hempsted Residents Association and Dr Elizabeth Pimley CEnv CIEEM Planning Ecological Adviser, they all cite valid reasons why this application should be rejected.

I trust this planning application will go to the planning committee for determination especially considering the number of objections there are from residents in the area.

It is for all the above reasons I object to this application.

Kind regards,

No.

I fully condemn the plan for new development over natural beauty and habitats in Hempsted.

Many thanks,

Dear whom it may concern

As a local resident of hempsted I would like to express my concerns about the purposes for the new hill farm development in hempsted.

We currently have significant developments in hempsted including the docks, this is ongoing and is going to increase the hempsted population significantly.

The dual carriage is currently very busy and only route through hempsted which will cause even more traffic with another development What makes hempsted village is the green space and countryside, this development will have a significant impact on this and the wildlife Please can my concerns be forwarded Thanks

Dear Ms J Meneaud,

Re: 20/00315/OUT - Outline application for the erection of up to 245 dwellings - Land at Hill Farm Hempsted Lane Gloucester

I write to object to the outline application recently submitted by Gladman Developments in respect of land at Hill Farm, Hempsted Lane. Please see my reasons as outlined below:

1. The Cordon Sanitaire

Having lived in High View Hempsted, an area just outside of the cordon sanitaire for nearly 25 years, I can confirm that we are often effected by strong odious smells coming from Netheridge especially on warm and windy summer days (most recently on 6 July 2020). The smell has been commented on by visitors and I often have to close windows and bring washing in to avoid the pungent smell. The Council's Strategic Housing Land Availability Assessment has confirmed that the cordon sanitaire should remain in place as they are aware of the horrendous odor which already affects many residents.

As the majority of the proposed application site falls within the cordon sanitaire, any properties built in the cordon sanitaire would experience a higher level of potent smells than myself. This fact has been highlighted in the pre-application advice in January 2020 where the cordon sanitaire adviser stated that: "I do not believe this proposal is suitable for this area of Gloucester as any residential development is only likely to increase complaints". Furthermore, the adviser states that the odor from the site "shall increase by magnitudes over the coming years with additional demand". This clearly shows that this issue will not improve but instead get worse due to the additional demand. It is therefore, clearly a health risk and will seriously impact the wellbeing of residents living in the proposed development, and it is contrary to Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy ("JCS").

I would also comment that no new buildings have been built on in the cordon sanitaire, those built have only been to replace existing buildings. This shows that this area of land should not be built on as it is not fit for purpose as confirmed by policy C6 of the draft City Plan, which states that 'Development likely to be adversely affected by smell from Netheridge Sewage Works, within the Cordon Sanitaire defined on the policies map, will not be permitted'.

2. Risk of Flooding

This area is known to flood. In June 2020, we spoke to the current owner of the site, Mr Mann, regarding the height of the hedgerows and he informed us that the farmer was unable to cut the hedgerows earlier this year as the field was too wet to cut the hedgerows due to "an extremely wet winter". This is self-evident when looking at the height of the hedgerows today. Areas adjacent to the site, Rea Lane and the bridle path, often suffer extremely bad flooding making certain areas inaccessible. Therefore, this site is not fit for purpose. Due to global warming, flooding will increase and any mitigation put in place will negatively impact the areas which already suffer from flooding.

3. **Impact on Wildlife**

Any development on the site would have a disastrous effect on the local wildlife. The site and surrounding area is a hive of biodiversity and is full of wildlife such as foxes, pheasants, field mice, birds of prey, badgers, game birds, to name only a few. The area is full of unique habitats which have taken many years to establish and the effect of building on this site would clearly damage and destroy these habitats. This is contrary to Policy SD6 of the JCS as the development will not protect the essential value wildlife brings to environmental and social wellbeing.

I would also point out that there are sufficient brownfield sites in the local area which have already made planning applications but are yet to be developed. Clearly, for the sake of our environment and the abundance of wildlife found in the area, these brownfield sites should be built upon before development takes place in a greenfield area such as this.

4. **Negative Visual Impact**

The proposed application is contrary to Policy SD6 of the JCS which requires any development to protect the landscape's character for its own intrinsic value and for its benefit to economic, environmental and social wellbeing.

The Landscape and Characterisation Assessment and Sensitivity Analysis (September 2013) noted that "the fields directly south of Hempsted occupy an elevated position and are subsequently highly visible". Furthermore, the Landscape Analysis of Potential Development Site (November 2013) noted in respect of the western part of the site, that it is 'unsuitable for development. This area of the site would be highly visible, therefore creating a negative effect on the visual amenity and landscape character. It would encroach on the rural aspect of the villages' surroundings'.

The application is clearly contrary to Policy SD6 of the JCS, with the City Council's own landscape adviser concluding that it would be "highly unlikely" that any measures put in place would "fully mitigate the likely adverse effects of the development of this site". The negative impact this development would have on the social wellbeing, environment and unique character of the landscape concludes that this application should be rejected.

5. **Not in keeping with surroundings**

The proposed application of 245 dwellings, suggests a relatively dense development of 38 dwellings per hectare which is in complete contrast to the existing development to the north. This is contrary to Policy SD4 of the JCS which states that:

"New development should respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness, and addressing the urban structure and grain of the locality in terms of street pattern, layout, mass and form. It should be of a scale, type, density and materials appropriate to the site and its setting"

The existing development has a much lower density with detached and semi-detached properties set within generous plots. The proposed plan clearly does not “respect the character of the site and its surrounding” and rather than “enhancing” the local area it will have the opposite effect and be detrimental to the “local distinctiveness”. This again highlights my objection to the proposed plan as it is contradictory to the JCS.

6. Road Safety/ Access

I note that the access to the site is on to the extremely narrow Hempsted Lane which raises serious safety concerns. The volume of traffic which is already present together with the addition of at least 245 vehicles (and in all likelihood at least double that under a standard two car per household), together with poor visibility and the increased speed at which cars approach the junction (which is required due to the steep incline) raises safety concerns. Furthermore, there is no footpath on the side of the lane the access site falls and would therefore put pedestrians at a particular risk. This therefore outlines a further reason for my objection as the site does not have adequate and safe access.

To conclude, the application should be refused as it is contrary to a number of policies of the adopted JCS and the draft City Plan. The Council’s Strategic Housing Land Availability Assessment (“SHLAA”) has concluded that the site is unsuitable for housing for a number of reasons particularly its location within the cordon sanitaire, its prominence and sloping nature and the harmful impact upon the landscape character of the area. This conclusion has been endorsed by a joint SHLAA panel including members of the development industry, highlighting that those with significant expertise and experience have concluded that this site is not fit for development.

Yours sincerely,

F.A.O. Jo Meneaud
Principal Planning Officer
Development Management
Gloucester City Council
PO Box 3252
Gloucester
GL1 9FW

08/07/2020

20/00315/OUT - Outline application for the erection of up to 245 dwelling –

Land at Hill Farm, Hempsted Lane, Gloucester

We are the owners of [REDACTED] The property is located on the western boundary of the farmland subject to the above application. For the consideration of the Planning Department, our objections to this application are as follows:-

The spread of odours emitted from Netheridge Sewage Treatment Works are obviously dependant upon numerous variable factors. Assessment is therefore difficult and potentially inaccurate. Recorded complaints may not be an accurate measurement of the problem, particularly if odours are under-reported. With the significant housing developments currently under construction in Hempsted, plus other areas approved but yet to commence, it would seem reasonable to expect that the level of emissions from Netheridge will be increasing as more dwellings are occupied. As the proposed development site is within the existing Cordon Sanitaire, lifting the current restriction would need to be based on extensive repeatable evidence, over a suitable extended period of time, once existing local developments are fully occupied.

Hempsted Village and the surrounding areas have been subject to extensive housing developments over recent years. Most residents regard there now to be more than enough housing, especially with the current construction at the Quays (over 400 new dwellings) and recent developments Newark Farm/Meadows (53 dwellings). Also there are the additional sites that have been approved for development, including the former Oil Depot Hempsted Lane, Manor Farm Hempsted Lane and potentially The Strawberry Field Rea Lane. The Hill

Farm proposed development would be a substantial overdevelopment of a village which is loosing both character and identity.

Concerning the provision of school places, the well regarded Hempsted School is oversubscribed. Traveling within the village during school opening and closing is already potentially dangerous with the amount of traffic and lack of adequate safe parking.

The provision of local Primary Care (GP) Services are currently non-existent within Hempsted. With an ever increasing population in Hempsted, particularly older residents, it is difficult to access a GP.

The provision and access to emergency service requirements / infrastructure are also inadequate. When Oak Cottage was set on fire last year (Police conclusion – arson) it required 3 fire engines to bring the blaze under control. The Fire Service had problems obtaining sufficient water for at least the first 20 minutes and connected to multiple supplies within the village (Chartwell Close, St Swithuns Road and Hilton Close) due to inadequate water pressure. Consequently Oak Cottage and all contents were destroyed.

Climate change, Brexit and the current Pandemic have highlighted the benefits of locally grown produce. In 1914 there were some 8 plus working farms in Hempsted. Today there are none. The arable land (at Hill Farm) is currently farmed year on year, therefore makes both a positive contribution to the above and a working link to the farming heritage of Hempsted Village. Something to be encouraged.

Please note, it has not been possible to login and make an online comment on this application (via Gloucester City Council > Planning & Development > Planning Applications > Public Access) due to a “500 - Internal Server Error” problem encountered earlier.


Regards,

I wish to record our objection to the above application. In the context of a village and city gateway location the scale of the proposal is wholly unacceptable and we share this opinion with Gloucester Civic Trust and local residents.

We are of the opinion that the following matters need to be addressed before any application on this site is considered:

- the proximity of the Sewage plant and potential flooding as the climate changes.
- the adequacy and safety of the Hempsted Lane entrance/exit bearing in mind the close proximity of the main road traffic lights and potential for traffic tailbacks.
- the adequacy of Public Services such as Schools and Health, particularly as permission has recently been granted for 50 dwellings between Hempsted Lane and the A430.

Ms Joann Meneaud
Principal Planning Officer
Development Management
Gloucester City Council
PO Box 3252
Gloucester
GL1 9FW



19th July 2020

Dear Ms Meneaud,

RE: 20/00315/OUT | Outline application for the erection of up to 245 dwellings | Land at Hill Farm, Hempsted Lane, Gloucester

I am writing to object to this application as I believe this will have a negative impact on the Village and surrounding area, please see my reasonings below.

1. Access onto Hempsted Lane

This will cause issues with the possibility of up to 300 additional cars using the already narrow lane. The lane is heavily used by residents of the village, there are often cars parked at the end (near Monk Meadow) which causes congestion and will only become worse with the additional traffic. Many cars will also use the lane as a shortcut to bypass traffic that builds along Secunda Way which will causes difficulty to residents trying to access their properties. My concern also is that with the congestion there would be a significant delay to emergency vehicles trying to access the village.

2. Cordon Sanitaire

Netheridge Sewerage Treatment Works has a cordon sanitaire in place, to protect surroundings areas from being able to smell the odours that come from the site.

I live in High View and my property backs onto the proposed development. The odour from the Treatment Works can be unbearable at times, in fact as recently as the 14th July 2020 I could not use my back garden because of the odour. Therefore, I cannot comprehend the building of up to 245 dwellings so close to the Treatment Works.

3. Demand on School

Hempsted Primary School is already oversubscribed and children from the village are not able to secure a place, even though the school is within walking distance. With the current climate change emergency my concern would be the increased use of vehicles having to travel further to take their children to school.

4. Landscape

With the Councils current take on increasing biodiversity throughout the city and Hempsted Village already having lost much of its greenery and landscapes to housing developments this additional development will have a negative impact on the area, residents and wildlife.

Considering the points above and objections submitted by many residents I strongly request that the application for this development is rejected.

Yours faithfully,





Joann Meneaud
Principal Planning Officer
Development Management
Gloucester City Council
PO Box 3252
Gloucester
GL1 9FW

Dear Ms Meneaud

Planning Application No: 20/00315/OUT – Development of up to 245 dwellings on Land south of Hempsted Lane, Gloucester

I wish to lodge my objections to the above planning application from Gladman Developments for 245 houses at Hill Farm South of Hempsted Lane. The huge number of proposed dwellings, destruction of countryside and environmental impact are the reasons for my opposition.

The land has not been included for housing in the agreed Joint Core Strategy or the City Plan. The fields have an elevated position and are therefore highly visible as noted in various detailed landscape assessment studies. The visual impact of any development in this prominent location would destroy for ever the rural landscape character of the village's surroundings.

Yours faithfully



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Sunday 9th August 2020

Gloucester City Council
Development Control
Herbert Warehouse
The Docks
GLOUCESTER
GL2 2EQ

Dear Ms Meneaud

RE: Planning Application 20/00315/FUL - Land At Hill Farm Hempsted Lane Gloucester

We wish to make you aware of a number of strong objections that we have with regard to the proposed development of 245 dwellings on open space to the side of High View Gloucester, application number referenced above. We are of the view that the proposed development will have a serious impact on our standard of living. Our specific objections are as follows:

The proposed development:

- **Falls with the Cordon Sanitaire** Which specifically disallows housing to be built near sewage works
- **Is Not Planned** Does not appear within the either the City Plan or Joint Core Strategy – therefore, why is it required?
- **Will cause Traffic Issues** Gloucestershire's own Highways Development Management department has REFUSED this application
- **Provides Insufficient Infrastructure** Hempsted School is oversubscribed. There is no capacity for children of ANY families that might live in this new development to attend this school, necessitating many, many extra car journeys to other primary schools in Gloucester. The nearest retail outlet/supermarket is over a mile away, causing more car journeys!

In conclusion we would also like to request that, should the application be approved, the council consider using its powers to enforce controlled hours of operation and other restrictions that might make the duration of the works more bearable. The proposed site of development is large and with little road frontage, so we would ask that consideration be made about how and where construction vehicles and staff would gain access to the site for unloading and parking without causing a highway hazard or inconveniencing neighbours or pedestrians.

We would be grateful if the council would take our objections into consideration when deciding this application. We would welcome the opportunity to meet with a representative of the planning department at our home to illustrate our objections at first hand.

Yours sincerely

[REDACTED]

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

[REDACTED]

To: Gloucester City Council Development Control
Herbert Warehouse
The Docks GLOUCESTER
GL2 2EQ
Dear Ms Meneaud

RE: Planning Application 20/00315/FUL - Land At Hill Farm Hempsted Lane Gloucester

We object strongly to the proposed development of 245 dwellings on Land At Hill Farm Hempsted Lane Gloucester, application number above.

The proposed development will have a serious negative impact on the landscape around Hempsted Village and on the rural nature of Rea Lane in particular. As residents of Rea Lane, we fully support the findings of Peter Quinn CMLI (Landscape Architect). The following is extracted from his expert consultee response:

"7.0 Conclusions and summary

7.1 The conclusion in 6.3.4 of the LVA that there are no unacceptable or overriding landscape or visual effects that should preclude the development of the Study Area as proposed is flawed.

7.2 Should the site be developed for housing, the edge of Hempsted village would be significantly extended to the south and its apparent and actual size significantly increased. The proposed development would be prominent in views of the landscape where the existing village is not. This would be likely to have considerable adverse effects on users of the A430, Hempsted Lane, Rea Lane, Severn Way footpath ZGL64, footpath ZGL71, bridleway ZGL148, National Cycle Route 41 and on residents of High View Estate and others.

7.3 The site could not be developed without a considerable adverse effect on landscape character and on views. It is very unlikely that these effects would be substantially reduced over time as the POS and landscape established. It is unlikely that any likely proposed measures or features would be able to fully mitigate the likely adverse effects of the development of this site for housing.

In principle, the proposed development is not suited to the site in landscape terms and its development would not be supported. "

The proposed development falls largely within the Cordon Sanitaire, within which developments have been restricted in the past. We note that the developer has commissioned his own studies aimed to challenge the Cordon Sanitaire constraints, by attempting to undermine the studies made by Phlorum in 2019 for GCC. This attempt should be strongly resisted, the Cordon Sanitaire constraints should be enforced, and this proposed development should be refused."

The only vehicular access to the site is onto Hempsted Lane close to the traffic lights with Secunda Way. Hempsted Lane is narrow and congestion is inevitable. It would be

unacceptable to provide a second vehicular access onto Rea Lane, which is a single track road with very limited and tight passing places. Though no vehicular access is currently planned onto Rea Lane, it is likely that some new residents would seek to park on Rea Lane, which has very little parking space for current residents, visitors and walkers. A risk of conflicts over parking may arise.

We understand that the proposed development site does not appear within either the City Plan or Joint Core Strategy, which appears to undermine the strategy and City Plan.

Finally, we fully support the comments and objections made by the Hempsted Residents Association.

Yours sincerely

Dear [REDACTED]

I don't quite know what has happened to my email I sent the week following our conversation 3rd September as it was showing sent but we have had issues with our internet, we were without a service for 10 days and had to have it rewired totally by BT and now I can't find it in my sent box.

So I'm resending you this to ensure you have a copy.

I'm still not sure how to lay this out so I will just add points:-

1. The properties in this small close consist of the original farmhouse and 8 others which are all 4 bedroom detached family properties. It was my understanding that all properties in this close have in their deeds that no household may run a business from the property and this covenant is written in the mortgage/property deeds, as is no property should have a caravan parked on their property.
2. The increased high required for this conversion would add further shade to our garden, we are currently looking to remove a willow tree for just that reason.
3. The windows suggested will be opening on the roof on our side of the garden which will reduce our privacy significantly.
4. The property in question is reached by a single driveway that passes no's. 7&9, 4 drives converge together to access a very small turning circle. In this day and age of peoples lack of consideration we already have access problems when visitors dump their cars away from the curb creating difficulties to access our own drive on occasion any increased traffic and visitors will add to the current difficulties .

Should you want to discuss any of this with me please do not hesitate to contact me on .

Kind regards

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 16/12/2020 6:00 PM from .

Application Summary

Address: Land At Hill Farm Hempsted Lane Gloucester

Proposal: Outline application for the erection of up to 245 dwellings with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access point from Hempsted Lane. All matters reserved except for means of vehicular access.

Case Officer: Joann Meneaud

Customer Details

Name:

Email:

Address: [REDACTED]

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: We have recently moved into Hempsted village because we liked the ruralness of it and the old village feeling where everyone knows everyone and feels safe both in the home and outside. Our neighbours in the close are all elderly except for 2 families and they all feel the same as us in that this development is not in the right area. There have already been a lot of recent developments in Hempsted which have put extra demands on the small village school and local roads and made it very busy at certain times of the day. I totally disagree that Hempsted needs anymore houses being built in our area. We already have developments going ahead in Rea lane and Hempsted lane and do not need anymore. Please listen to the people that are voicing their concerns regarding this proposed development and think of the wildlife that is being pushed out of their natural habitats daily. Hempsted needs its fields and open spaces for the wildlife and freedom for the locals and people of the village. Please do not agree to this application. It will be detrimental to the village and village life.

Kind regards

Dear Cllr [REDACTED]

I notice in the Hempsted Parish Magazine that the council is considering a planning application for a number of houses to be built within the Cordon Sanitaire.

There are already issues in Hempsted, which lies just outside the Cordon Sanitaire, with odours from the sewage works at Netheridge. These odour can be sufficiently unpleasant to force people indoors with the windows closed.

The survey carried out by Phlorum Limited, commissioned by Gloucester City Council, and published on the 16th of September 2019 (see <https://www.gloucester.gov.uk/media/3734/8693-odour-final.pdf>)

The purpose of the assessment is to inform proposed extents of the Cordon Sanitaire around the STW (i.e. the area in which odours from the STW could potentially cause significant annoyance to future development within it), and basically recommends that the Cordon Sanitaire should remain as is, with no housing development within its boundary. To allow houses to be built within this area does seem to be somewhat at odds with the survey.

The survey makes the following points.

1. Properties built within the cordon would suffer increased nuisance from the odours emanating from the sewage works.
2. Most complaints about the smell are within the summer months, June through September when the weather is warm. With global warming this situation is only going to get worse.

Child obesity is of growing concern. Not only does it affect a child's physical health, but also its psychological and emotional health (see <https://www.gov.uk/government/publications/childhood-obesity-applying-all-our-health/childhood-obesity-applying-all-our-health>). It is logical to assume that during the summer month, the main school holiday period, occupants of these properties would retreat indoors with the windows closed in order to avoid the smell. Thus encouraging children to spend their time playing video games or watching TV rather than being outside taking exercise.

The Draft Gloucester City Plan 2016 – 2031 (see <https://gloucester.inconsult.uk/consult.ti/draftgloscityplan/viewCompoundDoc?docId=8392948&sessionid=&voteid=&partId=8393364>) states ...

Policy D14: Cordon Sanitaire

Development likely to be adversely affected by smell from Netheridge Sewage Works, within the constraint areas defined on the proposals map, will not be permitted.

also noting that

“The fields adjoining Netheridge are used for sludge disposal that, in addition to the works itself, create unavoidable smell problems”.

The Netheridge sewage works treats sewage from the City of Gloucester and its surrounding suburbs. The major developments to the North of Gloucester will add to the amount of sewage Netheridge treats with a potential for increased odour problems.

Regards,