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Gloucester City Council
North Warehouse
The Docks
Gloucester
GL1 2EP

Our ref: SV/2020/110673/01-L01
Your ref: 20/00315/OUT
Date: 29 July 2020

Dear Jo

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 - LAND AT HILL FARM, HEMPSTED LANE, GLOUCESTER,

Thank you for consulting us on the above application which was received on 24 June 2020. I apologise for the delay in responding which has been caused by the current Coronavirus situation.

Having reviewed the information submitted, the Environment Agency has no objections to the proposed development, but wishes to make the following comments, and recommends that if planning permission is granted the following conditions are imposed:

FLOOD RISK

Further to the Flood Risk Assessment (FRA) submitted by Enzygo dated December 2019 in support of the above proposed development, we have the following comments to make:

The FRA correctly identifies the extent of flood risk on the site as shown on our Flood Map for Planning (Rivers and Sea) and defined in Table 1 of sub-section 25 within the Flood and Coastal Change section of the National Planning Practice Guidance (NPPG).

The proposed use has also been correctly determined as 'more vulnerable' as defined in Table 2 of sub-section 25 within the Flood and Coastal Change section of the NPPG.

Within the FRA Executive Summary there appears to be a willingness to locate all built development, including the surface water attenuation features within Flood Zone 1, which we fully support.

The FRA has based the current impacts of flooding on the Environment Agency Severn Tidal model using the correct node information as shown in table 4.2.

It is understood further assessment has then been carried out to assess the impacts of climate change using the upper end scenario outlined in our guidance at the time.

In December 2019 new climate change guidance in relation to sea level change was released from DEFRA / the EA, forming part of the NPPG, which would potentially impact on the tidal element of the model.

The Environment Agency have recently completed a re-run of the original model incorporating the most up to date tidal and fluvial climate change guidance.

Whilst the tidal climate change result is marginally higher for the 35% (Higher Central) increase than the fluvial, for the 70% (Upper End) scenario we concur that the fluvial impact is still dominant and the Environment Agency's results are almost identical to those provided within the FRA in table 4.3 of 11.00 metres Above Ordnance Datum (Newlyn) (mAOD(N)).

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However, **the report should also consider the potential impacts of climate change on Flood Zone 2 over the lifetime of the development**, if the principle is to be adopted to locate all development in Flood Zone 1. We recommend that this work is undertaken to inform the detailed layout of the proposed development.

Based on the Environment Agency's latest modelling we can confirm that even with the 70% (Upper End) scenario run the extents shown on plan CRM.1132.021.HY.D.011 would be unlikely to change significantly, based on a level of 11.58m AOD(N).

As part of the mitigation measures mentioned within the report it is recommended that the finished floor levels of all new dwellings upon the site are set a minimum of 300mm above the 1% Annual Exceedance Probability (AEP) Fluvial 50% AEP Tidal model flood level including the 70% climate change allowance of 11.00m AOD, this would be approximately 530mm above the worst-case tidal 35% climate change scenario.

Whilst not under our direct jurisdiction we would also recommend that as part of the existing mitigation the section of ditch currently culverted as described within section 3.6.6 of the FRA be restored to an open watercourse and along with the other channel be incorporated as a drainage/ landscape feature within the development.

The easement proposed would be a matter for your drainage department to advise upon, and we would look to you to encourage an appropriate layout that prevents properties from 'turning their backs' on these open water features. They should be incorporated in areas of open space with properties overlooking the area, indeed the features themselves could be improved visually to provide greater environmental enhancement as part of the overall development.

It is clear that safe dry access from and to the site can be provided via existing transport connections located within Flood Zone 1.

In conclusion based on the above constraints we have no objection to the proposals in principle at an outline stage based on the following conditions being attached to any permission granted by your authority:

CONDITION:

Floor levels should be set a minimum of 300mm above the 1% Annual Exceedance Probability (AEP) Fluvial 50% AEP Tidal model flood level including the 70% climate change allowance of 11.00 metres above Ordnance Datum (Newlyn).

REASON:

To protect the development from flooding.

CONDITION:

There shall be no temporary storage of any materials, including soil, within that part of the site liable to flood, as defined by the ground level of 10.50metres Above Ordnance Datum (Newlyn) (mAOD(N)). Nor shall there be any permanent raising of ground levels on ground below the 11.00m AOD(N) contour shown on the ground level survey drawing referenced Topo_01_2D within Appendix 1 of the Enzygo Flood Risk Assessment dated December 2019.

REASON:

To ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity.

NEARBY WASTE MANAGEMENT ACTIVITIES

The Environment Agency regulates certain waste management activities under the Environmental Permitting Regulations (EPR). There are two Permitted waste management

sites within 400 metres of the proposed development that are currently active. Both deal with metals (SynetiQ Limited, Permit reference EAWML 48221 and European Metal Recycling (EMR) Limited, Permit reference EAWML 48239). Depollution activities at both sites take place within buildings, however we are aware that EMR often has large piles of scrap metal, engines and waste electrical and electronic equipment (WEEE). These are moved around site by front loaders and a large crane with grab arm; moving of metals around site may result in loud banging and crashing noises. There have not been noise related issues for these sites in recent years, however this does not mean there will be no risk of noise in future.

Further information on the above Permitted sites can be found online at <https://environment.data.gov.uk/public-register/view/index>.

In addition, the **Hempsted landfill site** is located nearby. Hempstead landfill site is no longer accepting waste, but it is not yet in 'closure' as it is not fully compliant with emissions limits and as such still Permitted as an active landfill. The site is an old landfill and has been operational since the 1960's, with the permitted landfill sited on-top of historic landfill areas which pre-date EPR and the Landfill Directive, and operate on a 'dilute and disperse' principle (i.e. they are not contained and were not engineered to minimise environmental pollution).

There are some ongoing non-compliant emissions of methane from some areas of the site which the operator considers is influenced by the presence of historical deposits of waste made prior to the current landfill development.

We have not had odour complaints from the landfill in recent years, but it is worth noting that we can only ask that the operator manages operations onsite in accordance with Best Available Techniques, which will not necessarily guarantee that odour will not be released from the landfill.

We make the above points in the understanding that the proposed development is not down wind (prevailing wind) of the landfill, but it should be noted that during pressure inversions commonly seen in winter (i.e. cold frosty mornings) any odour generated from the site will not be dispersed and can 'hang around' until air pressure changes, an issue commonly seen at landfills country wide.

The landfill is undergoing capping and restoration at the moment, which will entail some vehicle movements and noise until complete. The current use of the capped landfill area is for grazing/fields, however this may not necessarily remain the case in future.

In light of the above comments, you may wish to consider the issues of **noise and odour** and any potential amenity risks these issues may pose to a residential development of this scale in close proximity to an established industrial area. The applicant should ensure they have due regard to noise and odour when considering detailed layout and design.

I trust the above will assist in your determination of the application. Please do not hesitate to contact me if you have any queries. A copy of the subsequent decision notice would be appreciated.

Yours sincerely

Ms Ruth Clare

BA (Hons), MSc, MRTPI, PIEMA

Planning Specialist – Sustainable Places