

**From:** Clare, Ruth  
**Sent:** Monday, June 27, 2022 3:00 PM  
**To:** Joann Meneaud  
**Cc:** Adam Gooch; Nick Chadwick  
**Subject:** RE: Planning Appeal Consultation Ref: 20/00315/OUT - Land at Hill Farm  
**Importance:** High

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Hi Jo

Further to your consultation letter dated 16 May regarding the above appeal site, I have the following comments at this time.

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Firstly my apologies for the delay in responding (and that I was unable to respond on Friday as hoped); normally with appeals where we have not objected at the planning application stage, just made comments and/or recommended conditions, we do not tend to be involved with the appeal. In this case, I overlooked the fact that you were seeking updated comments in light of the length of time since the original application, the additional information submitted by the appellant and also following the cyber incident.

Having reviewed the latest information on the website it appears that the appellant has not sought to 'respond/rebuff' any of our comments at the planning application stage. Turning to our response to the application (see our letter dated 29 July 2020, our reference SV/2020/110673/01-L01, copy enclosed) I can advise that I have no updates on the various topics within the response, and accordingly **I can confirm that our response still stands.**

With regards to the comments on odour and noise in our response it is noted that the appellant has sought to rebuff the comments from the Council's Odour Consultants concerning the relationship between the appeal site and the Netheridge Sewage Treatment Works (STW), but I am not aware that they have any response to the comments made by ourselves on odour or noise. We have made these comments for your consideration and they are not at this point in time grounds for objection for the EA. However we are aware that the NPPF (updated in July 2021) includes consideration of "agents of change" (para 187). At this point in time the EA's planning role/remit and statutory consultee status c/o the DMPO is unchanged from the time when we commented on this application, but I understand that the government is considering whether to make any changes in relation to our remit around the issue of "agents of change" particularly where sensitive development such as housing is proposed in close proximity to sites regulated by ourselves (i.e. Permitted sites under the Environmental Permitting Regulations). I understand that the conversations taking place about this at government level (within the Department for Levelling Up, Housing

and Communities) have come about following the case of Walleys Quarry in Newcastle-under-Lyme which has been well documented in the media and which remains an on-going incident that we are dealing with in the West Midlands Area of the EA. You may feel that the above ads weight to the comments we have made on odour and noise. In addition, whilst we did not make specific comments on odour from the STW (as we do not regulated STWs for odour, just the discharges to water) this is also considered to be an important matter in the same vein as the above (agents of change), not least given the LPA has a specific policy against development within the cordonne sanitaire, of which the EA was supportive during the Plan making process, and remains supportive of.

I hope the above is of assistance at this time.

Please don't hesitate to contact me if you have any further queries.

Kind regards,  
Ruth.

**Ruth Clare** BA (Hons), MSc, MRTPI, PIEMA

She/Her - ([Why is this here?](#))

**Planning Specialist – Sustainable Places**

**Environment Agency - West Midlands Area** (Shropshire, Herefordshire, Worcestershire & Gloucestershire)



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