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www.gladman.co.uk

Ms Joann Menued
Planning Department
Gloucester City Council
Shire Hall
Westgate Street
Gloucester
GL1 2TG

26th March 2020

Dear Ms Menued

Land at Hempsted Lane, Gloucester

Outline planning 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.

Further to our application submitted on the 26th March, for the above residential development site, the following documentation were uploaded as part of our online application:

1. Residential dwelling supplementary information template
2. Location Plan
3. Development Framework (GM10710-012)
4. Design and Access Statement
5. LVA
6. Planning Statement
7. Socio economic report
8. Skills and Employment Assessment
9. Transport Assessment (Access Plan included in TA – drawing P19105-00-03)
10. Travel Plan
11. Enhanced Ecology Appraisal
12. Confidential
13. BMV report
14. Arboricultural Impact Assessment
15. Phase 1 Geo Environmental Report
16. FRA
17. Foul Drainage Analysis
18. Noise Assessment
19. Air Quality Assessment
20. Heritage Statement
21. Geophysical Survey
22. Odour Assessment
23. Cordon Sanitaire report
24. Utilities Statement

25. Statement of Community Involvement
26. Topographical survey
27. Affordable Housing Statement
28. EIA Screening Letter

Please note that the Statement of Community Involvement contains complete copies of all correspondence received during pre-application consultation.

Some of the correspondence includes personal details such as names, addresses and email addresses and have been provided in an unaltered form to ensure full transparency.

A fair processing note was included on the consultation leaflets and website, which made clear to members of the public providing this data that it would be forwarded to the LPA as part of a Planning Application, and also that the Council may publish it online. Should the Council publish this information online, it will of course need to do so in line with its own data protection policies.

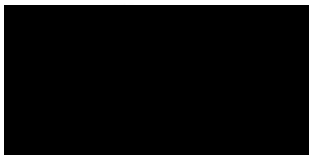
The fee of £24,956 (Twenty - four thousand, nine hundred and fifty six pounds) has been paid to cover the cost of the planning application.

I would like to take this opportunity to draw your attention to the following social, economic and environmental benefits that this application provides, over and above the provision of much needed housing in the Brough:

- The provision of **up to 245 new homes**;
- A policy compliant provision of **20% affordable housing**;
- Council Tax payments of approximately **£4.1** over 10 years;
- The development could be home to **588 new residents**. Approximately **298** of the new residents could be economically active and in employment;
- New residents could generate a total gross expenditure of **£8 m annually**;
- The development would support approximately **221 FTE constructions jobs** over a 6 -year construction period, and an additional **241 FTE indirect jobs** in associated industries;
- The proposal would deliver an additional **£10.1m of direct GVA** over the build period.

I trust the enclosed information is sufficient to enable our application to be validated at your earliest opportunity. However, should you have any queries or require any further information please do not hesitate to contact me.

Yours sincerely,



Rachael Evans MTCP MRTPI
Senior Project Manager
Gladman Developments Ltd
r.evans@gladman.co.uk

Application for Outline Planning Permission With Some Matters Reserved.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Hempsted Lane"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Gloucester"/>
Postcode	<input type="text"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="381499"/>
Northing (y)	<input type="text" value="216555"/>

Description	<input type="text" value="Agricultural land"/>
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2. Applicant Details

Title	<input type="text" value="Please Select..."/>
First name	<input type="text"/>
Surname	<input type="text" value="Gladman"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Gladman Developments"/>
Address line 2	<input type="text" value="Gladman House"/>
Address line 3	<input type="text" value="Alexandria Way"/>
Town/city	<input type="text" value="Congleton"/>
Country	<input type="text" value="Cheshire"/>

2. Applicant Details

Postcode	<input type="text" value="CW12 1LB"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant? Yes No

3. Agent Details

No Agent details were submitted for this application

4. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please describe the proposed development

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.

Has the work already been started without planning permission? Yes No

5. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="12.22"/>
Unit	<input type="text" value="Hectares"/>

6. Existing Use

Please describe the current use of the site

Agricultural land

Is the site currently vacant? Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated Yes No

Land where contamination is suspected for all or part of the site Yes No

A proposed use that would be particularly vulnerable to the presence of contamination Yes No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? Yes No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to cover letter accompanying this application for full list of drawings and reports.

8. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

9. Materials

Does the proposed development require any materials to be used externally? Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	To be considered as part of Reserved Matters

Roof	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	To be considered as part of Reserved Matters

Windows	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	To be considered as part of Reserved Matters

Doors	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	To be considered as part of Reserved Matters

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	To be considered as part of Reserved Matters

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	n/a

9. Materials

Description of proposed materials and finishes:

To be considered as part of Reserved Matters

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to cover letter submitted with this application

10. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Please refer to cover letter accompanying this application.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

12. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

13. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

15. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? Yes No

16. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

17. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? Yes No

18. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

19. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority

19. Industrial or Commercial Processes and Machinery

should make it clear what information it requires on its website

20. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before

25. Ownership Certificates and Agricultural Land Declaration

the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	
Address line 2	
Town/city	
Postcode	
Date notice served (DD/MM/YYYY)	

Person role

- The applicant
 The agent

Title	<input type="text" value="Please Select..."/>
First name	<input type="text"/>
Surname	<input type="text" value="Gladman"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="26/03/2020"/>

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

[REDACTED]

26th March 2020

[REDACTED]

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (England)
ORDER 2015
NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION**

Proposed development on Land off Hempsted Lane, Gloucester

We give notice that Gladman Developments Limited is applying to Gloucester City Council for outline planning permission with all matters reserved, except for means of access, for the erection of up to 245 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access off Hempsted Lane.

Any owner* of the land or a tenant** who wishes to make representations about this application should write to:

Gloucester City Council
Planning Department
Shire Hall
Westgate Street
Gloucester
GL1 2TG

By 16th April 2020

Signed.....

R [REDACTED]
G [REDACTED]

* 'owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** 'tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Statement of Owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.