



# The Planning Inspectorate

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Gloucester City Council  
Development Control  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2EQ

Your Ref: 20/00315/OUT

Our Ref: APP/U1620/W/22/3296510

Date: 31 May 2022

**Sent by email:**

development.control@gloucester.gov.uk

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Dear Sir/ Madam

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')**

**Appeal by:** Gladman Developments Ltd

**Site Address:** Land at Hill Farm, Hempsted Lane, Gloucester

I refer to the above appeal. The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed, namely, outline planning permission with all matters reserved except for vehicular access 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) falls within the description at 10b of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The Proposed Development would be located within the zone of influence of the Cotswold Beechwood Special Area of Conservation (SAC) (circa 6.6km to the south east) and land that is functionally linked to the Severn Estuary Special Protection Area (SPA), SAC and Ramsar (circa 11km to the south west). It also has the potential to impact publicly accessible Sites of Special Scientific Interest (SSSIs) located between the Proposed Development and the Cotswold Beechwood SAC (Hucclecote Meadows, Range Farm Fields and Cotswolds Commons and Beechwoods). Alney Island Local Nature Reserve (LNR) is located approximately 1.7km to the north of the Proposed Development. The sites are vulnerable to recreational pressure from an increase in residential accommodation.

Significant effects are not likely to occur to the Severn Estuary sites due to the distance from the Proposed Development. Mitigation for recreational impacts to the Cotswold Beechwood SAC, the SSSIs and LNR is available in the form of new on-site open space and footpaths, a Construction Environmental Management Plan, a Landscape and Ecology Mitigation Plan and a Homeowner Information Pack provided these measures are secured.

The Proposed Development would be partly located on land within Flood Zones 2 and 3, at medium and high risk from fluvial flooding. The southern extent of the site is also at moderate to high risk of tidal flooding from the River Severn. Mitigation is available in the form of sequential development of the site, with built development being restricted to land within Flood Zone 1, setting of appropriate finished floor levels and adoption of a surface water management strategy provided these measures are secured.

Given the nature and scale of the Proposed Development and the nature of the receiving environment it is considered that while there may be some impacts on the surrounding area as a result of this development, it would not be of a scale and nature likely to result in significant environmental effects.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

*(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)*

Yours faithfully

*Laura Feekins-Bate*

**Laura Feekins-Bate**  
**EIA and Land Rights Advisor**  
**(Signed with the authority of the Secretary of State)**

cc: Gladman Developments Ltd, Appellant

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<https://acp.planninginspectorate.gov.uk/>