

Ms. Joann Meneaud
Development Management
Gloucester City Council
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Gloucester
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Sent via email to joann.menaud@gloucester.gov.uk

6th May 2022

Dear Ms Meneaud,

Re: Land at Hill Farm, Hempsted, Gloucester – PINS Ref APP/U1620/W/22/3296510

I write further to our recent correspondence regarding the above appeal for Land at Hill Farm, Hempsted, Gloucester (Planning Inspectorate ref APP/U1620/W/22/3296510) and the arrangements for undertaking the additional consultation exercise that will take place in support the appeal process.

As discussed, we are now in a position to provide you with copies of the additional documents that will form part of this consultation process. These can be accessed via the One Drive link that has been provided to your colleague Pete Egan, such that they can be uploaded to the Council's Public Access system. The documents comprise:

- Design and Access Statement (CD6.1)
- Landscape and Visual Impact Assessment (CD6.2)
- Odour Rebuttal Letter (CD6.3)
- Socio-Economic Benefits Statement (CD6.4)
- Highways and Transport Technical Note (CD6.5)
- Written Scheme of Investigation (WSI) for Archaeological Trial Trenching (CD6.6)
- Biodiversity Net Gain Assessment – Metric 3.1 Update (CD6.7.1)
- Biodiversity Metric 3.1 – Calculation Spreadsheet (CD6.7.2)
- Ecological Impact Assessment – May 2022 (CD6.8)

A brief description of the above documents is provided below for the purposes of assisting any interested third parties and statutory consultees when seeking to understand the purpose and nature of the consultation material. In this respect, we would be grateful if a copy of this letter could also be uploaded to the Public Access system, such that it is accessible. The numbering in bracketing refers to the documents' Core Document references and is used throughout this letter to aid navigation.

As also agreed, the One Drive link that has been provided also contains a copy of all documents that formed part of Gladman's (the Appellant) original application submission, including all relevant consultee responses, third-party representations (obtained from the Council's Public Access system prior to the cyber-attack incident) and post-validation submissions. These also form the appeal Core Documents and have been provided such that they can be added to the relevant Public Access page.

As described in the Notification Letter that will be circulated to interested parties and neighbouring properties in due course, comments are also being invited on the previous application documents as part of the forthcoming consultation process, noting that some previously made representations may have been lost as a result of the cyber-attack on the Council's computer systems.

Design and Access Statement (CD6.1)

In response to comments made by the Council's Landscape Officer on Gladman's original application submission, the previously submitted Design and Access Statement (DAS) has been revised to respond to the Landscape Officer's feedback. The updated DAS reflects changes that have been made to the Development Framework Plan (CD1.3) that accompanied Gladman's original application, which has now been superseded by an updated Development Framework Plan drawing (CD2.5).

Together, the revised Design and Access Statement and updated Development Framework Plan now illustrate proposals for up to 215 dwellings, compared to the 245 dwellings cited in previous versions of these documents. In this respect, the Appellant will invite the Inspector to determine the appeal on the basis of the revised illustrative Development Framework Plan noting that the description of development seeks outline planning permission for 'up to' 245 dwellings. It will also invite the Inspector to impose a condition restricting the number of homes to no more than 215 dwellings.

The updated Design and Access Statement replaces the previously submitted Design and Access Statement (CD1.4) and should be reviewed instead of this document when making any consultation comments.

Landscape and Visual Impact Assessment (CD6.2)

In common with the updated Design and Access Statement, a revised Landscape and Visual Impact Assessment (LVIA) has also been prepared to address the feedback from the Council's Landscape Officer and support the revised Development Framework Plan. The updated LVIA aligns with the

revised proposals for up to 215 dwellings and replaces the previously submitted Landscape and Visual Impact Assessment (CD1.5).

Odour Rebuttal Letter (CD6.3)

To respond to further comments from the Council's Odour Consultants concerning the relationship between the appeal site and the Netheridge Sewage Treatment Works (STW) the Appellant has prepared an additional Odour Rebuttal Letter. The Odour Rebuttal Letter addresses the queries raised in the Council's Peer Review of the Appellant's earlier Odour Assessment (CD2.4), as detailed in the Council's email dated 5th April 2022 (CD4.1) and should be read alongside the Appellant's original report.

Socio-Economic Benefits Statement (CD6.4)

Consistent with the revised Development Framework Plan, the Appellant has prepared an updated Socio-Economic Benefits Statement based on an illustrative proposal for up to 215 dwellings. The revised Socio-Economic Benefits Statement replaces the previously submitted Socio-Economic Statement (CD1.7) and should be reviewed in place of this earlier document when making any comments in response to the proposed consultation exercise.

Highways and Transport Technical Note (CD6.5)

In response to comments received from Gloucestershire County Council's Highway's Team during the consideration of the Appellant's original application submission, the Appellant has prepared an additional Highways and Transport Technical Note to address the Local Highway Authority's feedback.

The Technical Note seeks to clarify the appropriateness of the visibility splays for the main site vehicular access, as well as responding to the LHA's comments regarding the trip generation and traffic impact assumptions used in the Appellant's original Transport Statement (CD1.9). The Technical Note also explores the issue of accessibility and locational sustainability and discusses the proposed access arrangements for pedestrians and cyclists.

The Highways and Transport Technical Note should be read alongside the previously submitted Transport Statement when making any consultation comments.

Written Scheme of Investigation for Trial Trenching and Paleoenvironmental Sampling (CD6.6)

The supplied WSI for Trial Trenching and Paleoenvironmental Sampling has been agreed with Gloucester City Council's Archaeologist . It describes the methodology that will be employed when completing the scheme of archaeological trial trenching and paleoenvironmental sampling that is scheduled to take place on the appeal site. It should be read alongside the original submission.

Biodiversity Metric 3.1 – Report and Calculation Spreadsheet (CD6.7.1 & 6.7.2)

A Biodiversity Net Gain assessment has been undertaken using the Department for Food and Rural Affairs' (Defra) latest Biodiversity Metric 3.1. The assessment is based on the revised Development Framework Plan for up to 215 dwellings and takes account of the updated April 2022 site walkover and associated Phase I Habitat Plan.

Ecological Impact Assessment – May 2022 (CD6.8)

During the course of the original planning application's determination, the Council's Ecologist requested that the Appellant undertake additional surveys in respect of bats and great crested newts. These comments have been addressed as part of an updated Ecological Impact Assessment (EclA), which describes the additional surveys that will be undertaken for these species. The EclA has also be updated to reflect the revised development proposals for up to 215 dwellings and has been informed by an updated site walkover/Phase I Habitat Plan, undertaken in April 2022.

The revised EclA should be reviewed in place of the Ecological Impact Assessment (CD1.11) that formed part of the Appellant's original application submission.

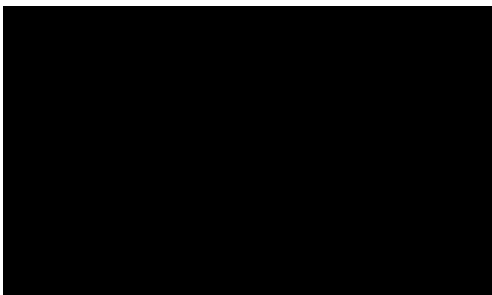
Next Steps

As advised above, we would be grateful if the aforementioned documents could now be uploaded to the Council's website to assist the process of public consultation that is scheduled to commence on 13th May 2022 for a period of 28 days.

If you encounter any difficulties when trying to access the accompanying One Drive folder or placing the documents on the authority's Public Access system, we would be happy to work with the Council to resolve these as necessary.

Should you have any immediate questions in relation to any of the appeal documentation or the contents of this letter, please do not hesitate to contact me on the details provided below.

Yours sincerely



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