

**GLADMAN DEVELOPMENTS LTD****LAND SOUTH OF HEMPSTED LANE****STATEMENT OF COMMUNITY INVOLVEMENT**

Please note that this Statement of Community Involvement (SCI) 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 Notice was included on the consultation leaflets and website, which made clear to members of public providing this data that it would be forwarded to the LPA as part of an application. The Council will of course need to handle this information in line with its own data protection policies.

**March 2020**

Page left intentionally blank

## CONTENTS

<b>1</b>	<b>Introduction .....</b>	<b>5</b>
1.1	Background .....	5
1.2	Policy Background .....	5
	The Localism Act (November 2011) .....	5
	National Planning Policy Framework.....	6
	Gloucestershire Council Statement of Community Involvement (SCI).....	6
<b>2</b>	<b>Engagement with local community and stakeholders .....</b>	<b>8</b>
2.1	Engagement with the Local Community .....	8
2.2	Engagement with Gloucester Member of Parliament.....	8
2.3	Engagement with Hempsted and Westgate Councillor.....	8
2.4	Engagement with Gloucester City Council.....	8
2.5	Initial Consultation Leaflet .....	9
2.6	Your-views Website .....	9
2.7	Engagement with other Stakeholders.....	9
<b>3</b>	<b>CONSULTATION REVIEW.....</b>	<b>11</b>
3.1	Consultation Outcomes .....	11
3.2	Summary of Comments and Responses.....	11
<b>4</b>	<b>Potential for Community Benefits .....</b>	<b>17</b>
<b>5</b>	<b>Summary .....</b>	<b>17</b>

## APPENDICES

Appendix A	Letter for MP Richard Graham
Appendix B	Correspondence with Ward Councillor Tracey
Appendix C	Pre-Application Advice Note
Appendix D	Consultation Leaflet
Appendix E	Public Consultation Responses
Appendix F	Correspondence with Stakeholders



# **1 INTRODUCTION**

## **1.1 Background**

- 1.1.1 This Statement sets out the process of community engagement that has been undertaken by Gladman Developments Ltd, referred to herein as 'Gladman', to inform an outline planning application for residential development and open space at land south of Hempsted Lane, Gloucester.

## **1.2 Policy Background**

- 1.2.1 This Chapter will consider relevant National and Local guidance with regards to community consultation.
- 1.2.2 Gloucestershire County Council's Statement of Community Involvement was initially adopted in 2005, and later reviewed in 2013. A second review of the statement is underway, with consultations undertaken in late 2019, and a submission of a draft plan to the cabinet planned for 22<sup>nd</sup> April 2020. The statement is a statutory document which details how and when the Council will involve the community in the preparation of the planning policy documents that make up its Local Plan. It also provides information on the Council's approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals. The aim is to strengthen community involvement in planning over time and to achieve a widespread level of support for the policies that will shape development and the future use of land in Gloucestershire. The consultation undertaken for this application has had regard to the guidance contained within this document.

### **The Localism Act (November 2011)**

- 1.2.3 In November 2011, the Localism Act received Royal Assent. This is the Government's method of devolving greater powers to Councils and neighbourhoods in order to give local communities more control over planning decisions.
- 1.2.4 Of particular relevance is paragraph 122 of the Localism Act which introduced a new requirement for developers to bring the proposal to the attention of majority stakeholders and people living within the vicinity of the development. The Act further states that developers should "have regard to any responses to the consultation" received.
- 1.2.5 Specifically, Section 61W dictates the requirement to carry out pre-application consultation where a person proposes to make an application for planning permission for the development of any land in England, and the proposed development is of a description specified in a Development Order.

- 1.2.6 Where section 61W applies, section 61X sets out there is a duty to take account of responses to consultation. Applicants should consider responses received before proposals are finalised and show how they have been taken into account when submitting the application.
- 1.2.7 At present there is no legislative requirement, notwithstanding this, Gladman maintains it is good practice to seek the views of the local community prior to the formal submission of the application.

### **National Planning Policy Framework**

- 1.2.8 In July 2018, the Government published the National Planning Policy Framework 2 (NPPF2) which replaced the NPPF published in March 2012. The Government's aim with the NPPF and NPPF2 is to simplify the planning system in the UK.
- 1.2.9 As Greg Clark Former MP wrote in the Forward to the NPPF:
- "People have been put off from getting involved because planning policy itself has become so elaborate and forbidding – the preserve of specialists, rather than people in communities...This National Planning Policy Framework changes that...we are allowing people and communities back into planning".**

- 1.2.10 There is, therefore, a clear rationale from the Government to increase the amount of public consultation undertaken in the planning process.
- 1.2.11 The section on "pre-application engagement and frontloading" within the NPPF2 states how early engagement can "improve the efficiency and effectiveness of the planning application system for all parties" thus leading to "better coordination between public and private resources and improved outcomes for the community."
- 1.2.12 Paragraph 40 further states that whilst a Local Planning Authority (LPA) "cannot require that a developer engages with them before submitting a planning application", they should nevertheless "encourage take-up of any pre-application services they do offer". Furthermore, and where deemed to be beneficial, the LPA should "encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications". This is to ensure that any potential issues are resolved as early in the planning process as possible.

### **Gloucestershire Council Statement of Community Involvement (SCI)**

- 1.2.13 Gloucestershire Statement of Community Involvement (SCI) was formally adopted in 2005, with a review completed in 2013 and a second review ongoing, and sets out the Council's approach to stakeholder engagement for planning applications within the Authority.
- 1.2.14 The SCI provides information on the Council's approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals.

- 1.2.15 The SCI encourages community engagement when determining major development proposals setting out in the Key Stages of Planning Applications at the pre-application stage:

**“Where development proposals may be expected to have significant effects in the local area we will encourage prospective developers / applicants to undertake community engagement at an early stage in drawing up their plans (...) Prospective developers / applicants will therefore need to think about the various methods available to ensure communities are involved in drawing up their proposals.”**

- 1.2.16 Having considered Gloucestershire County Council’s SCI, Gladman have completed a comprehensive programme of community engagement which is considered appropriate for the proposed development of this site and meets the terms of the SCI.
- 1.2.17 This report details the programme and the results of the consultation, meeting the requirement to submit such a document as part of a planning application.
- 1.2.18 As stipulated previously, Gladman have endeavoured to undertake and complete a full and comprehensive consultation exercise that complies fully with both National and Local policy guidance.

## **2 ENGAGEMENT WITH LOCAL COMMUNITY AND STAKEHOLDERS**

### **2.1 Engagement with the Local Community**

- 2.1.1 In order to seek to reach the widest number of residents and businesses in the area, Gladman undertook a public engagement exercise. A dedicated website was provided and leaflets with the website information distributed locally. In total xxx leaflets were sent, and 35 responses have been received as of 12<sup>th</sup> March 2020. Further details of each are provided below.

### **2.2 Engagement with Gloucester Member of Parliament**

- 2.2.1 Gladman wrote via email to Mr Richard Graham, the sitting member of parliament for Gloucester, in which details of the consultation being conducted was provided, as well as the leaflet which had been distributed.
- 2.2.2 This email was sent to Mr Richard Graham on the 24<sup>th</sup> February 2020. No further correspondence has occurred since that time.

- 2.2.3 A copy of this letter can be found at **Appendix A**

### **2.3 Engagement with Hempsted and Westgate Councillor**

- 2.3.1 Gladman wrote via email to Councillor Pam Tracey, the Ward Councillor for Hempsted and Westgate, to provide details of the consultation and included a copy of the consultation leaflet on the 24<sup>th</sup> February 2020.
- 2.3.2 Following this initial email further correspondence was taken from Councillor Tracey through both a phone call and email later on the 24<sup>th</sup>. Councillor Tracey asked whether a meeting had been scheduled with the public to discuss the development being proposed and raised concerns regarding traffic and flooding in the area. It was explained that the consultations underway were for initial engagement purposes, in order to get a greater sense of the issues regarding this site. Meetings would be scheduled for a later date, once consultations had concluded, and the application had been brought to the attention of the council through formal submission.
- 2.3.3 Copies of these letters and further correspondence can be found at **Appendix B**

### **2.4 Engagement with Gloucester City Council**

- 2.4.1 Gladman requested pre-application advice from Gloucester City Council. A meeting was held on 8<sup>th</sup> October 2019 with the Case Officer to discuss our proposal. A copy of the written advice received following the meeting can be found at **Appendix C**



## 2.5 Initial Consultation Leaflet

- 2.5.1 Leaflets outlining the development principles together with details of our dedicated website and how to make comments were distributed on 4<sup>th</sup> January 2019 to approximately 500 households & businesses within the proximity of the site. On the basis that on average 2.4 people live in a household (local average taken from ONS), the leaflet was distributed to over 1200 people.
- 2.5.2 The leaflet was also displayed on the dedicated website. A copy of the leaflet is included at **Appendix D**

## 2.6 Your-views Website

- 2.6.1 Gladman have a dedicated website for each of its projects containing details of the scheme, copies of the consultation boards, leaflet and other information about the scheme; it also allows visitors to the website to provide feedback via email or by post to Gladman.
- 2.6.2 The address for this proposal's website, which is updated on a regular basis, is <http://www.your-views.co.uk/hempstedlane> and was operational from late February 2020.
- 2.6.3 At present, 36 people have responded to through the website via email/comments form. Comments received were mixed with some level of support and constructive comments whilst other residents opposed the scheme. A summary of the comments made can be found in the next chapter.
- 2.6.4 All copies of consultation leaflet feedback received are included at **Appendix E**

## 2.7 Engagement with other Stakeholders

- 2.7.1 Gladman have sought to proactively engage with other stakeholders during the pre-application stage including:
- Gloucestershire County Council Community Infrastructure Team
  - Gloucestershire Clinical Commissioning Group
  - Gloucester Housing Strategy Development Control Team
- 2.7.2 After sending the initial letter with a request for further information, both the Community Infrastructure Team and Clinical Commissioning Group contacted Gladman through a phone call to follow up on the request.

- 
- 2.7.3 Gladman was informed by a representative from Gloucestershire's Clinical Commissioning Group that financial assets had been allocated by the Clinical Commissioning Group to ensure that all allocated development under the Joint Core Strategy would be able to come forward and sufficient surgery places, staff, and any other related materials could be provided. As such, given that this site is not part of the allocated figures under the Joint Core Strategy, further development contributions would be sought.
- 2.7.4 Gladman thanked the representative for their timely response to their request for further information and informed them that they would be happy to discuss with the CCG further as to the exact details of any necessary contributions for this proposal. The representative informed Gladman that at a later date they would send a formal response by email, however this has yet to be received.
- 2.7.5 A member of the development contributions team for Gloucestershire County Council called to request further information regarding a breakdown of the development's market and affordable housing, as well as the full accommodation schedule. During this conversation the member of staff for the development contributions team informed Gladman that the development proposal would be considered by the team, and a response with their findings could be expected in approximately one months' time from the date they had received the request: this being the 21<sup>st</sup> of February.
- 2.7.6 Following this request and conversation, a follow up email was sent to the development contributions team, containing the additional information.
- 2.7.7** Copies of correspondence to these parties which Gladman have contacted directly are enclosed within **Appendix F**

### 3 CONSULTATION REVIEW

#### 3.1 Consultation Outcomes

- 3.1.1 Gladman is pleased that a number of people engaged with the consultation process for the proposed site and provided comments during the pre-application process.

#### 3.2 Summary of Comments and Responses

- 3.2.1 Responses to matters which emerged from the various forms of community engagement are detailed in the table below, together with Gladman's response.

Issue: Highways	
Summary of Comments	Response
Traffic	
<ul style="list-style-type: none"> <li>The roads cannot cope with the traffic as it is let alone adding potentially 250 more cars.</li> <li>The proposals don't appear to take into account lack of infrastructure to cope with the increased traffic.</li> <li>I accept the need for further housing development my request would be that there is a new junction onto Secunda Way from this development as in the period 07:30 to 09:00 there is always traffic queuing up Hempsted Lane.</li> </ul>	<p><i>During the process of developing a comprehensive application for consideration, the local traffic situation and implications of further development have been analysed as part of a Transport Assessment. This assessment clarifies the impact of a development of this scale and character would be expected to have on both Hempsted and the broader Gloucester area, and whether or not works will need to be conducted to ensure that unsustainable traffic situations are not caused through the course of this development.</i></p> <p><i>As part of this process, Gloucestershire's Highways Authority will be given the opportunity to review the findings of the Transport Assessment. Should they take issue with the proposals included, Gladman as the applicant will engage proactively with the Highways Authority to overcome any areas of potential concern and ensure all traffic arrangements associated with this site are robust.</i></p> <p><i>Details of the proposed access arrangement are included within the Transport Assessment.</i></p> <p><i>The proposal includes improved pedestrian and cycle accessibility to Hempsted Lane, with safe integrated routes through the site.</i></p>

Road Safety	
<ul style="list-style-type: none"> <li>• The increased traffic flow through Hempsted village with the inherent danger to children going to school.</li> <li>• What is the plan for parking, currently in the Forge in Hempsted, where there is similar housing, it is overpopulated with cars, making this a risk. Access is blocked and restricted for even emergency vehicle.</li> <li>• With cars parking on Hempsted Lane the Lane is not of sufficient width to allow easy traffic passing as well.</li> </ul>	<p><i>The Transport Assessment that has been prepared as part of this development proposal investigates the current and potential future implications on road safety by understanding the accident rates for the local network.</i></p> <p><i>This element of the Transport Assessment has concluded that the surrounding area has no major high-accident locations, and that further to this conclusion, there should be no expectation that a development of this size would significantly increase accident rates for the area.</i></p> <p><i>The opportunity will be given for Gloucestershire Highways to confirm the findings of the Transport Assessment for this development proposal, as well as subject to a road safety audit. Notwithstanding the eventual response of Gloucestershire Highways, we are confident that the findings of the Transport Assessment are thorough, and that no road safety concerns are associated with this development. Should it be found otherwise, any impacts upon junctions within the study area (agreed by Gloucestershire Highways) will be mitigated by means of a technically suitable resolution/agreed highway improvement works, as necessary</i></p>

Issue: Facilities and Services	
Summary of Comments	Response
<p>Local services</p> <ul style="list-style-type: none"> <li>• Consideration also needs to be given for a doctor's surgery to an ever-increasing suburb.</li> <li>• We do not have a doctor's surgery within 5 miles or a dentist.</li> <li>• Teenagers in the area in particular need somewhere to go rather than hanging around in the streets e.g. community centre where events can be run.</li> <li>• Space for a pub and some local shops.</li> <li>• More provision for local buses with a regular service (which Hempsted currently lacks).</li> </ul>	<p><i>As part of the application process for this development, NHS England will be consulted for their views on surgery capacity concerns for the local area around Hempsted.</i></p> <p><i>We have already received feedback from a representative for the NHS, who have made us aware that contributions will be sought to ensure appropriate hospital and surgery capacity can be provided. Gladman are grateful for the prompt response from the NHS representative, and are keen to engage with their organisation to determine the contributions necessary for sufficient local provisions. In terms of additional provision for bus services and the inclusion of a community centre as part of this proposal, given the scale of development being proposed it would not be sustainably possible for this location to deliver large facilities such as community centres or shops alongside both market and affordable housing.</i></p> <p><i>Bus service provision has been analysed within the Transport Assessment, which has concluded that current provisions are sufficient. However, should Gloucestershire's Highways Authority raise concerns regarding this perspective in their review of the prepared documents, we are committed to engaging proactively with them to address any issues raised.</i></p>

School Provision and Funding	
<ul style="list-style-type: none"> <li>We have an extremely good school which will not be able to cope with the potential influx of new children.</li> <li>This amount of people would not be helping the already big waiting times to get into the school.</li> </ul>	<p><i>The Local Education authority are consulted for their views on proposed development as part of the planning application process.</i></p> <p><i>In the event that there's a proven shortfall in capacity of local schools as a result of the development proposals, a contribution will be agreed to generate additional capacity, as necessary and appropriate.</i></p>

Issue: Housing and Affordable Housing	
Summary of Comments	Response
<ul style="list-style-type: none"> <li>Allow for the help to buy scheme</li> <li>As a young person I'm very glad to see this development as new homes are much needed in Gloucester and it's the perfect location for a new community to form. I already live in Hempsted and I admit it needs expansion for the future growth of Hempsted and of course Gloucester as a city.</li> </ul>	<p><i>Once this proposal moves into the construction phase, a housebuilding company will take control of the development. At this time, should the help to buy scheme still be in place, it would be the case that assistance through this programme would be offered to buyers.</i></p> <p><i>Positive comments are always welcomed through the application process and Gladman appreciate that local people have written in to support the proposals. The proposal has been formulated to assist with meeting local need so for this to be acknowledged is appreciated.</i></p>

Issue: Design and Layout	
Summary of Comments	Response
<p>Site Design</p> <ul style="list-style-type: none"> <li>Ensure homes have solar panels to reduce impact on environment in addition to electric induction cookers to reduce dependence on gas.</li> <li>Ensure homes have charging points for electric cars.</li> <li>Larger gardens for the houses. Otherwise there is a lot of green space!</li> <li>One thing that may appease me is that the houses are eco designed and every home has solar panel roofs.</li> </ul>	<p><i>Eco-friendly design is something that Gladman are aware of the importance of delivering given the shift in focus during recent years, and therefore should aspects such as electric vehicle charging points be requested by the council as part of the application process, we are happy to engage in discussions to facilitate their inclusion.</i></p> <p><i>However, all final design details will be finalised during a later reserved matters application for this development. So, at this time Gladman can only demonstrate how such matters will be incorporated onto the site as a general principle, though conditions can be imposed by the Local Planning Authority to secure green measures as part of future Reserved Matters applications.</i></p> <p><i>Further details of the specific features of the development proposals are including in the accompanying technical reports and Planning Statement</i></p> <p><i>Garden size is a matter which will be determined in the detailed design at Reserved Matters application stage, guided by local policies.</i></p>

<b>Issue: Environment and Ecology</b>	
<b>Summary of Comments</b>	<b>Response</b>
<b>Environmental Impact</b>	
<ul style="list-style-type: none"> <li>This is a bad idea on land that should be left for nature.</li> <li>I'm very certain that the residents who overlook that land aren't going to be very happy with their views of the fields and river being taken from them</li> </ul>	<p><i>The need to develop some greenfield sites within the open countryside and adjacent to existing settlements is an inevitable consequence of the necessary expansion of urban areas to cater for a naturally increasing population; An issue that is further compounded by existing shortfall, both local to the Gloucester City area as well as growing on a national scale.</i></p> <p><i>It is agreed that this should be done in a manner that does not detrimentally affect the local environment to existing settlements. This potential harm has, because of this fact, been assessed as part of the LVIA document included as part of this development proposal. This concludes that development of this site can be achieved without adverse environmental impact.</i></p> <p><i>Loss of private views is not a material planning consideration.</i></p>
<b>Green &amp; Open Space</b>	
<ul style="list-style-type: none"> <li>We already have the green open space there, so buttering up with "we will provide green areas" is the opposite of what would happen if this went ahead.</li> <li>A few trails around a housing estate is hardly going to compensate for the loss of open space.</li> </ul>	<p><i>While this scheme is proposing development over a green field, all landscape features and natural characteristics of the site will be retained, and where possible enhanced, during the course of delivering residential dwellings on this location.</i></p>
<b>Flooding</b>	
<ul style="list-style-type: none"> <li>I would argue the planned location of the new development will have a knock-on effect to flooding lower in the village at Rea Lane.</li> <li>If this development needs to be completed, then I think further consideration should be given to the fact that part of the area under development does become flooded due to its proximity to the River Severn and its tributary streams and culverts.</li> </ul>	<p><i>In order to ensure that development of any location will not lead to an increase in flood risk on or off site, proposals are required to submit a flood risk assessment: a document which demonstrates how flood risk will be managed.</i></p> <p><i>The assessment that has been done for this location takes into account the existing designated flood zones within the nearby area. Built development is not proposed in the Environment Agency's high risk flood zones. Appropriate drainage solutions are proposed for the proposed development. With the solutions proposed, the assessment is able to conclude that not only will flood risk not be increased for the area, it is possible for this solution to deliver a betterment as a climate change allowance is provided for in the drainage scheme, meaning that the site will drain at a lower rate than it does now.</i></p> <p><i>As part of an application, the Gloucestershire lead local flood authority will be given the opportunity to comment on the findings of this flood risk assessment, however ahead of this response, we are confident that the findings of the flood risk assessment are comprehensive and achievable.</i></p>

Wildlife	
<ul style="list-style-type: none"> <li>There is lots of wildlife in that field, which I love to see, especially the pheasants.</li> </ul>	<p><i>As part of prepared a comprehensive proposal, wildlife retention and preservation have been analysed as part of the ecological appraisal report.</i></p> <p><i>This report concludes that there are means by which flora and fauna on the site can be enhanced while still keeping with the current proposal of residences and open space set out. These enhancements informed the layout and design that will now be submitted for consideration as part of a formal application.</i></p>
Cordon Sanitaire	
<ul style="list-style-type: none"> <li>Your proposed site is in a Cordon Sanitaire. Building is not permitted in this area.</li> <li>The area in question is within the cordon sanitaire and any move to alter this would be very inappropriate at the present time when all the additional development in the area is bound to be putting extra pressure on the Netheridge sewerage works.</li> </ul>	<p><i>While the cordon sanitaire put into place by Gloucester City Council does restrict development in some instances, it does so only if it is determined that the development in question would have an evidenced negative impact because of odour over the area.</i></p> <p><i>Gladman are aware of this restriction and have undertaken additional works to ensure that development at this location is able to comply with the cordon sanitaire policy. This additional work will be submitted in the form of a report and concludes that this site is not significantly impacted by odour issues that should result in triggering the cordon sanitaire policy, meaning therefore that building here should be permitted.</i></p> <p><i>Development under the cordon sanitaire policy is not related to the ability of the Netheridge sewerage works to handle increased pressure. The sewerage undertaker (Severn Trent) is required, by law, to make sure that there is enough capacity for however many people live within the immediate area. Therefore, if more people arrive, then Severn Trent is obligated, and will, expand to match the increase in demand. Severn Trent allocate funds well in advance of facility expansions, to enable these works to be done in a timely fashion.</i></p>

Issue: Miscellaneous	
Summary of Comments	Response
Amenity	
<ul style="list-style-type: none"> <li>The noise will increase dramatically in the village making it potentially unbearable for current/existing residents.</li> <li>There is a site which already has outline planning permission and is currently for sale.</li> </ul>	<p><i>Noise assessments have been conducted as part of this application, in which no significantly adverse impacts have been identified.</i></p> <p><i>The presence of existing developments in the area does not mean that further development would not be sustainable. Each development is assessed on its own merit.</i></p>

Developer Contributions	
<ul style="list-style-type: none"> <li>• Just giving money to Gloucester Council is not going to improve the infrastructure they will just creatively account for it elsewhere</li> <li>• The way you've worded it, the contributions basically comes across that you'll help schools in different areas. That's not helpful for people living in Hempsted now is it.</li> <li>• Although you speak frequently about giving the local authority money to improve various facilities, the cynic in me wonders whether this money will, in fact, go to the specific areas of concern.</li> <li>• I take on board the comments regarding making funds available to local council to extend classrooms. However, I was of the understanding that the school was not eligible for extension.</li> </ul>	<p><i>If it was determined that an education, infrastructure, or any other type of contribution was required as part of this proposal, then funds would be given to the relevant authority who would in turn distribute the money accordingly. The funds, however, cannot be used anywhere. By law, they must specifically relate to the needs of the development, and as such must be given to local schools to use. Therefore, any contributions provided as part of this development would always be used for the benefit of the people of Hempsted.</i></p>



## **4 POTENTIAL FOR COMMUNITY BENEFITS**

- 4.1.1 Throughout the consultation process, Gladman encouraged suggestions as to how the local community could benefit from the proposed development.
- 4.1.2 Significant community benefits will be provided, including affordable housing, landscaping, ecological enhancements and the inclusion of two plays areas and a trim trail.
- 4.1.3 Potential suggestions for community benefits must be tested against Government rules which limit what those seeking planning permission can offer (which exist to ensure development cannot 'buy' consents). However, the applicant will discuss the ideas put forward by residents and the Town Council throughout the planning process.
- 4.1.4 Implementation of the agreed community benefits will be guaranteed through their inclusion within a Section 106 Agreement / or a Unilateral Undertaking.

## **5 SUMMARY**

- 5.1.1 Gladman have consulted the local community of Hempsted prior to the application being submitted. It is considered that the scope of the community consultation has met with, and gone beyond, the recommendations of Local and National planning policies and legislation.
- 5.1.2 Gladman have taken true accountability of the views expressed by those who were consulted and has engaged with the local community in a variety of different ways to ensure that their opinions have been considered within the evolution of the scheme put forward within this application.
- 5.1.3 This SCI provides a response to the key matters that have been raised. Most of the comments made relate to traffic matters, the need for housing and the capacity of local services that have already been considered.

Page left intentionally blank

## **Appendix A**

### Letter for MP Richard Graham

Mr Richard Graham MP  
Member of Parliament for Gloucester  
St Peter's House,  
2 College Street,  
Gloucester  
GL1 2NE  
(Sent via email only to: [richard.graham.mp@parliament.uk](mailto:richard.graham.mp@parliament.uk))

Gladman House, Alexandria Way  
Congleton Business Park  
Congleton, Cheshire  
CW12 1LB

T: 01260 288800

[www.gladman.co.uk](http://www.gladman.co.uk)

21<sup>st</sup> February 2020

Dear Mr Graham,

### **Development Proposals – South of Hempsted Lane, Gloucester**

I write in relation to our development proposals for land south of Hempsted Lane, Gloucester.

Gladman Development Ltd have been preparing a draft illustrative masterplan. Established on the baseline environmental constraints which have been assessed, the development proposal currently includes land for residential development of up to 245 new homes, public open space & play areas, and a trim trail.

We are currently at the pre-application stage and have just commenced public consultation on our proposals. Please find enclosed a leaflet which will be widely distributed to households and businesses in the local area in February 2020.

We have launched a public consultation website to coincide with the leaflet distribution. Local residents are invited to make comments and recommendations through the website, which will then be considered as the proposals for the site evolve over the coming weeks. The website can be accessed via the following link: [www.your-views.co.uk/hempstedlane](http://www.your-views.co.uk/hempstedlane).

We believe engaging with stakeholders, such as yourself, at an early stage in the planning process helps us understand any issues and aspirations within the community and allows us to provide development proposals that respond to community needs. The Government currently has an ambition to fix our country's 'broken' housing market. It is well known that there is a housing crisis and that more housing is needed to meet local needs.

The former Secretary of State for Communities and Local Government Sajid Javid, previously outlined that, *"This country doesn't have enough homes. That's not a personal opinion or a political calculation. It's a simple statement of fact. Soaring prices and rising rents caused by a shortage of the right homes in the right places has slammed the door of the housing market in the face of a whole generation. That has to change. We need radical, lasting reform that will get more homes built right now and for many years to come. But it also goes further, seeking to build consensus for a new, positive, mindset to house building. A can-do approach that simply does not tolerate failure."*<sup>1</sup>

---

<sup>1</sup> Housing White Paper, page 7

The publication of the Housing White Paper in February 2017 highlighted the need for the country to build between 225,000 – 275,000 new homes per year and through the Autumn 2017 budget, the Government has pledged to build an even higher number of new homes at around 300,000 per year.

Former Prime Minister Theresa May MP has also expressed the need for more housing in the country, stating: *“We must get back into the business of building the good quality new homes for people who need them most.”*<sup>2</sup> We consider that this proposal will not only help to achieve this, but also includes a number of additional important social, economic, and environmental benefits which are outlined below:

- The provision of up to 245 new homes including 20% affordable housing delivered in accordance with local planning policy;
- New Homes Bonus payment of approximately £1,400,000 over 4 years;
- Council Tax payments of approximately £4,100,000 over 10 years;
- New residents could generate a total gross expenditure of £45,652.60 per person annually;
- New publicly accessible open space

We would welcome the opportunity to discuss the proposal in further detail if you wish, and to explore how the benefits of this development can be optimised for your constituents.

Yours sincerely,



On behalf of Gladman Developments Ltd

Enc. Public Consultation Leaflet

---

<sup>2</sup> Press Release 15<sup>th</sup> November 2017

Page left intentionally blank

## **Appendix B**

### Correspondence with Ward Councillor Pam Tracey

Gloucester City Council  
92 Westgate St,  
Gloucester  
GL1 2PE



Gladman House, Alexandria Way  
Congleton Business Park  
Congleton, Cheshire  
CW12 1LB

T: 01260 288800

[www.gladman.co.uk](http://www.gladman.co.uk)

(Sent by email only to: [pam.tracey@gloucestershire.gov.uk](mailto:pam.tracey@gloucestershire.gov.uk))

21<sup>st</sup> February

Dear Councillor Tracey,

**Proposed Residential Development South of Hempsted Lane, Gloucester**

Gladman Developments Limited (Gladman) wishes to inform you that we are proposing residential development on Land south of Hempsted Lane, Gloucester and will be commencing a public consultation in February 2020. The site could accommodate up to 245 high quality family homes a proportion of which would be affordable.

Over the past few months Gladman Developments Ltd have been undertaking pre-application discussions with various stakeholders to prepare and inform a draft illustrative masterplan.

Established on the baseline environmental constraints which have been assessed, the development proposal currently includes land for residential development of up to 245 new homes, public open space & play areas, an on-site trim trail, landscaping and sustainable drainage systems (SuDS), and vehicular access off Hempsted Lane.

This information has guided the draft illustrative masterplan which will continue to evolve in response to further research and consultation responses.

As a matter of courtesy, we wish to make you aware of our proposal in anticipation that as Ward Councillor you may receive queries regarding the proposed scheme.

Engaging with stakeholders early in the planning process helps us to better understand any concerns or aspirations of the community and allows us to provide potential solutions as part of the proposals.

I enclose a copy of our Consultation Leaflet outlining the proposals, which will be delivered to over **500** residential and business properties. In addition, we also have a dedicated web site containing further information about our proposals ([www.your-views.co.uk/hempstedlane](http://www.your-views.co.uk/hempstedlane)) where local residents are invited to make comments and recommendations.

We trust that this information is of assistance. Should you have any questions regarding the consultation, please do not hesitate to contact me.

[Redacted signature block]

[Redacted line]

[Redacted line]

[Redacted line]



Page left intentionally blank

## **Appendix C**

### Pre-Application Advice

Gladman Developments  
Gladman House, Alexandria Way  
Congleton  
CW12 1LB

[www.gloucester.gov.uk](http://www.gloucester.gov.uk)

7<sup>th</sup> January 2020  
Joann Meneaud

Dear Rachel,

**BY EMAIL ONLY**

<b>Our Reference:</b>	<b>19/00864/PREAPP</b>
<b>Location:</b>	<b>Land At Hill Farm Hempsted Lane Gloucester</b>
<b>Proposal:</b>	<b>Pre-application relating to potential outline application for residential development, public open space, landscaping and sustainable drainage system (SuDs) and vehicular access point from Hempsted Lane. All matters reserved except for means of access.</b>

I refer to your pre-application enquiry received on **09.08.2019** concerning the above site which included the following information:

- Pre-Application form
- Covering letter dated 8<sup>th</sup> August 2019
- Site plan
- Desktop Access Feasibility Study

This response offered is limited to the detail submitted.

I would also refer to the discussions at our meeting on 8<sup>th</sup> October 2019.

**SITE HISTORY – including slightly wider area**

<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>
02/00904/FUL	Provision of off-site surface water sewer and creation of a balancing pond	GSC	16.07.2003
44/34094/HIST	21777/01:- CHANGE OF USE FROM AGRICULTURAL LAND TO RESIDENTIAL GARDENS.	Z45ASC	16.06.1992

**Development Plan Policies**

**Gloucester, Cheltenham and Tewkesbury Joint Core Strategy**

The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) was adopted December 2017 and therefore provides the up to date development plan for the City.

Relevant policies from the JCS include:

- SP1 - The need for new development
- SP2 – Distribution of new development
- SD3 – Sustainable design and construction
- SD4 – Design requirements
- SD6 – Landscape
- SD8 – Historic Environment
- SD9 – Biodiversity and geodiversity
- SD10 – Residential development
- SD11 – Housing mix and standards
- SD12 – Affordable housing
- SD14 – Health and environmental quality
- INF1 –Transport network
- INF2 – Flood risk management
- INF3 – Green Infrastructure
- INF4 – Social and community Infrastructure
- INF6–Infrastructure delivery
- INF7 – Developer contributions

### **City of Gloucester Local Plan (Adopted 14 September 1983)**

The statutory Development Plan for Gloucester includes the partially saved 1983 City of Gloucester Local Plan. Paragraph 213 of the NPPF states that ‘...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.’ Therefore it is considered that the 1983 Local Plan is out-of-date and superseded by later planning policy including the NPPF and the Joint Core Strategy.

### **Emerging Development Plan Gloucester City Plan**

The Gloucester City Plan (“City Plan”) will deliver the JCS at the local level and provide policies addressing local issues and opportunities in the City. The Pre-Submission version of the Gloucester City Plan (City Plan) was approved for publication and submission at the Council meeting held on 26 September 2019. On the basis of the stage of preparation that the plan has reached, and the consistency of its policies with the NPPF, the emerging policies of the plan can be afforded limited to moderate weight in accordance with paragraph 48 of the NPPF, subject to the extent to which there are unresolved objections to each individual policy (the less significant the unresolved objections, the greater the weight that may be given).

Relevant policies from the emerging Gloucester City Plan include: Case officer to delete any policies that are not relevant:

- A1 – Effective and efficient use of land and buildings
- A2 – Affordable housing
- A6 – Accessible and adaptable homes
- B1 – Employment and skill plans
- C1 – Active design and accessibility
- C2 – Allotments
- C3 – Public Open Space, playing fields and sport facilities
- C5 – Air quality
- C6 – Cordon Sanitaire
- D1 – Historic environment
- D2 – Non designated heritage assets
- D3 – Recording and advancing understanding of heritage assets
- E1 – Landscape character and sensitivity
- E2 – Biodiversity and geodiversity
- E4 - Trees, woodlands and hedgerows

E5 – Green infrastructure: Building with nature  
E6 – Flooding, sustainable drainage, and wastewater  
E8 – Development affecting Cotswold Beechwoods Special Area of Conservation  
F1 – Materials and finishes  
F2 – Landscape and planting  
F3 – Community safety  
F4 – Gulls  
F6 – Nationally described space standards  
G1 – Sustainable transport  
G2 – Charging infrastructure for electric vehicles  
G3 – Cycling  
G4 – Walking  
G5 – Broadband Connectivity  
G7 – Water Efficiency  
E8 – Review Mechanism

### **Other Material Considerations**

#### **Gloucester Local Plan, Second Stage Deposit 2002**

Regard is also had to the policies contained within the 2002 Revised Deposit Draft Local Plan which was subject to two comprehensive periods of public consultation and adopted by the Council for development control purposes. Saved policies from this Plan are:

Policy FRP.12 Sewage Works Cordon Sanitaire  
Policy BE.2 Views and Skyline  
Policy OS2 Public Open Space Standard for New Development  
Policy OS3 New Housing and Open Space  
Policy OS4 Design of Open Space (point 2 only)  
Policy A1 New Housing and Allotments

All policies can be viewed at the relevant website address: - Gloucester Local Plan policies – <https://www.gloucester.gov.uk/planning-development/planning-policy/>; and Department of Community and Local Government planning policies - [www.communities.gov.uk/planningandbuilding/planning/](http://www.communities.gov.uk/planningandbuilding/planning/).

### **KEY CONSTRAINTS AFFECTING THE SITE**

The site comprises open fields and lies outside the built-up limits of Gloucester.  
Part of the site lies within an area of flood risk.  
The site is sloping and is highly visible and the landscape is sensitive  
The site lies within the Cordon Sanitaire of Netheridge Sewerage Treatment works

### **SUMMARY OF RESPONSES RECEIVED FROM CONSULTEES**

#### **Comments from Gloucestershire County Council Highway Authority**

I note that the application seeks to establish that all matters are reserved except for access. This is concerning as I note that the applicants are proposing an access from the A430. I have to say from the outset that this would be resisted by the Highway Authority and if pursued I would have no option but to recommend that the application be refused. The A430 is the South West bypass and forms a strategic route into Gloucester with a 40mph speed limit with very few junctions along its length.

Now turning to the proposed accesses from Hempstead Lane, the principle of forming an access into a residential estate is acceptable, however the size of the development would have an effect on the

operation of the signalised junction of Hempstead Lane with the A430 and surrounding junctions and these will need to be modelled to establish whether the impact can be mitigated. For this reason, I would recommend that before any application is submitted a scoping meeting is held between this Council and highway consultants to be appointed by the applicant.

Permeability to the surrounding area will need to be considered coupled with walking and cycling routes and access to public transport. A Transport Assessment will therefore be necessary together with a Residential Travel Plan. I would not wish to see any vehicular access formed out onto Rea Lane. The internal estate roads will need to be designed for no more than 20mph speeds and I would favour a loop road within the estate utilising two accesses off Hempstead Lane; this would also provide for emergency access as I would wish to see the existing field access off Hempstead Lane being stopped up and new kerbing instated to remove the existing length of dropped kerbing.

The existing Public Right of Way can be incorporated into the estate by being diverted along new footways.

### **Comments from the Cordon Sanitaire adviser**

There would be an objection to the proposal as a recent baseline odour survey illustrated that odours from the STW could be detected up to 470m from the STW boundary. Further that the proposed development site is located within a contour of the Cordon Sanitaire that indicates odour is 3OUE.m-3 which is considered to be a reasonable threshold for potential nuisance for highly sensitive uses, such as residential development.

Consequently, I do not believe this proposal is suitable for this area of Gloucester as any residential development is only likely to increase complaints of odour to the local authority in addition to Severn Trent. Given that capacity of the STW shall increase by magnitudes over the coming years with additional demand this development would be wholly inappropriate in this location and in this form.

### **Comments from Noise Adviser**

The proposed development would flank a busy road being the A430 and it appears that there is an existing commercial development on the opposite side of the road that needs to be considered in any noise report that is commissioned on site.

Noise levels within the dwellings shall not exceed those set out in BS8233:2014 "Sound Insulation and Noise Reduction for Buildings". Noise levels measured from enclosed outdoor private amenity areas (gardens) should attain the 50dB(A) desirable criteria (Considered to be the LOAEL) and not exceed the upper limit recommended within BS8233:2014 being 55dB(A) (Considered to be the SOAEL)

Any mitigation measures so approved shall be completed prior to any dwellings to which they relate being first occupied and post completion testing to verify that the noise level requirements of this condition have been met shall be carried out at sample locations to be agreed by the Local Planning Authority before any of the dwellings hereby approved are first occupied. If the post completion testing shows that the limits set out in BS8223:2014 are exceeded within dwellings and/ or the upper limit of 55dB(A) is exceeded when measured from enclosed outdoor amenity areas, details of further mitigation to bring noise levels down to the required limits shall be submitted to and approved in writing by the Local Planning Authority and the proposed further mitigation shall be carried out before the dwellings to which these measures relate are first occupied.

Noise levels at dwellings in close proximity to any fixed plant associated with any Class B employment uses (such as air conditioning units, extraction units) shall be assessed in accordance with the methodologies of BS4142:2014 and comply with the rating standards table set out in section 7 of Worcestershire Regulatory Services Noise Control Technical Guidance – Development Control 2nd Edition July 2015. Assessment of those dwellings (existing and proposed) shall be undertaken and mitigation measures applied where necessary to ensure that noise levels do not exceed recommended rating levels (dependant on background noise climate) shall be submitted to and approved in writing by

the Local Planning Authority. The approved mitigation measures shall be implemented on a phased basis in accordance with the agreed details.

### **Comments from the Landscape Adviser**

#### **Effects on Landscape Character and Views**

Should the site be developed for housing, the edge of Hempsted village would be significantly extended to the south and its apparent and actual size significantly increased. The proposed development would be prominent in views of the landscape where the existing village is not. This would be likely to have significant adverse effects on users of the A430, Hempsted Lane, Rea Lane, Severn Way footpath ZGL64, footpath ZGL71, bridleway ZGL 148 and on residents of High View Estate and others. The site is visible from Robinswood Hill and the AONB

#### **Mitigation**

It would be highly unlikely that any likely proposed measures or features would be able to fully mitigate the likely adverse effects of the development of this site for housing.

#### **LVIA**

Should an application for development be submitted then it must be accompanied by a detailed Landscape Visual Impact Assessment as landscape issues are considered pertinent.

Such a study would need to be completely objective and disinterested and used to guide the design of any proposals from the start. Its use in design development would need to be clearly recorded and explained in the LVIA.

#### **Conclusion**

In principle, the development of the site for housing would not be supported in landscape terms.

### **Comments from the Ecology Adviser**

A biodiversity/ecological survey and reports will be required to understand current conditions and the potential impacts of the development together with proposals for mitigation and enhancement that are required.

It is expected that Natural England will respond to any application raising concerns that the development would be likely to increase visitor pressure on nearby European Sites of Conservation Interest, it may be advisable to contact them to check whether they require a Habitat Regulations Assessment to be undertaken by the applicant in order to review whether the proposed development (and its presumably increased number of residents) is considered likely to impact on European Sites such as Cotswold Beechwoods Special Area of Conservation and the Severn Estuary Special Protection Area (SPA).

### **Comments from the Tree Officer**

There are very few trees on site. However, there are hedgerows and trees just off site, some in residential gardens that could be affected by development so a tree survey and arboricultural impact assessment to BS5837:2012 would be required at full submission stage.

From a purely arboricultural point of view, development would actually provide an opportunity to increase tree cover in the area provided a suitable landscaping scheme comes forward and can be agreed.

### **Comments from the City Council Drainage Adviser**

The EA will provide bespoke comments on a planning application for this site. Since the application site includes flood zone 2 and flood zone 3 areas I would strongly urge the applicant to engage in

(chargeable) pre-application dialogue with the EA. The EA does not comment on pre-apps made to the LPA.

### Flood Risk At The Site

A comprehensive flood risk assessment and drainage strategy will be required for both outline and full applications.

The site includes flood zone 2 and flood zone 3 areas.

The County Council flood maps show a significant area of flood zone 3 b

In line with government planning guidance, housing (more vulnerable development) is not permitted in flood zone 3b. This is a key point.

### Impact Of The Development On Flood Risk Elsewhere

#### - Surface Water Runoff Rates

If it is proposed to dispose of surface water runoff by infiltration, then BRE compliant percolation tests will need to be submitted with the application.

Due to the clay soils in this area, it is unlikely that an infiltration approach will be feasible.

In line with County Council SuDS guidance, in the absence of long term storage, surface water runoff discharge rate should be attenuated to QBar. QBar for the Gloucester area is typically 2.5 to 3.5 l/s/ha.

Attenuation volumes should be calculated using a 40% uplift on rainfall to take into account climate change (EA climate change guidance Feb 2016).

The FRA/drainage strategy should include calculations demonstrating impermeable areas / flow control rates / attenuation volumes / method of flow control / SuDS layout.

### SuDS

County Council SuDS guidance:

<http://www.gloucestershire.gov.uk/extra/CHttpHandler.ashx?id=63334&p=0>

City Council SuDS guidance:

<http://www.gloucester.gov.uk/resident/Documents/Planning%20and%20Building%20Control/SUDS%20for%20GCC%20FINAL%20July%202013%20Document.pdf>

On a large Greenfield site such as this we would expect to see a very good level of above ground SuDS provision. As well as source control and attenuation, we would expect to see SUDS included for conveyance (for example, swales instead of pipes). Please find attached an example of a SuDS layout on a large greenfield site which includes SuDS for conveyance.

It is particularly important that SuDS attenuation basins are well designed and well integrated. Basins should be as naturalistic as possible with varying side slopes (max 1 in 4). If they are to form part of public open space / play space they should have good access. Low flows should be channelled within a shallow swale within the basin so the basin is kept as accessible (dry) as possible for as much of the time as possible, unless the basin is designed as a wet pond. The photo below shows the style of basin preferred.



Further notes on attenuation basins:

- Basins to incorporate a 3.5 m wide safety / maintenance bench around the perimeter.
- Basin sides to have varying gradients (max 1 in 3.5)
- Inlets and outlets to be in pitched stone rather than RC concrete
- Key clamp railings to be avoided
- Basin topography to be as naturalistic as possible. In particular, unnatural looking bunds and 'perched' basins are to be avoided

Whilst we do not need to see the full detailed design of the basin as part of the planning application it needs to be demonstrated that the attenuation volume required can be comfortably (and safely) accommodated within the space allocated. With this in mind, the planning application should include a few indicative sections.

The applicant should indicate how the SuDS features will be maintained. Subject to acceptable design, and an agreed commuted sum, the City Council may agree to take on the responsibility for the maintenance of certain above ground SuDS features in public open space. Where an application does not include a SuDS maintenance schedule, a condition to this effect will be required.

From a water quality perspective, the water quality objectives set out in the publication CIRIA C753 should be met. Please note that traditional gullies/slot drains and interceptors alone, will not meet the objectives. All vehicular areas need to meet the required standards.

### Watercourse

There is a watercourse at the bottom of the site and there should be no development within 8 metres of the watercourse (top of bank).

Any new connection to the watercourse will require an EA environmental permit.

### **Comments from Gloucestershire County Council as Local Lead Flood Authority**

A surface water drainage strategy is required for all applications. For sites greater than 1 ha or those within the Environment Agency's flood zones 2 or 3, a site specific flood risk assessment (FRA) is also required. The drainage strategy should comply with the principles of Sustainable Drainage Systems (SuDS) hierarchy for surface water. In doing so, consideration should be given first to infiltration, then discharge to a watercourse, then connecting to a public surface water sewer and finally connecting to a public combined sewer (with the necessary permissions from the relevant water company) if there are no other viable options.

Where necessary, infiltration tests should be completed to BRE Digest 365 standard and the results provided. Please note that discharging to an ordinary watercourse (which includes ditches) may require Land Drainage Consent from the District Council. If the strategy is to discharge into a watercourse then there would need to be proof that the site will still be able to drain or there is sufficient storage onsite for when the watercourse is in high flow or when the watercourse is in flood. If the site does not currently drain into the watercourse then we would need to provide proof that the risk of flooding is not increased as a result of increasing the discharge into it.

There should be no surface water flooding on site for rainfall events up to and including the 1 in 30 year event and no internal flooding to properties (including basements) up to the 1 in 100 year event (plus 40% for climate change). Development should not increase flood risk outside of the site. Exceedance flow routes for events greater than the 1 in 100 year storm should be identified and should avoid properties including gardens.

Any attenuation features should be shown including calculations for stored volumes and discharge rates.

For green field developments, the peak discharge rate up to the 1 in 100 year rainfall event (plus 40% for climate change) should never exceed the peak green field runoff rate for the same event. For brown field developments, the peak discharge rate from the development up to the 1 in 100 year rainfall event (plus 40%) should be as close as is reasonably practicable to the green field runoff rate for the same event. If this is not feasible then Gloucestershire County Council will accept a 40% reduction over the pre development discharge rate. It should never exceed the pre-development discharge rate for the same event.

For green field developments, the runoff volume up to the 1 in 100 year, 6 hour rainfall event (plus 40% climate change) should not exceed the green field runoff volume for the same event. For brown field sites the runoff volume up to the 1 in 100 year, 6 hour event (plus 40% climate change) should be constrained to a value as close as is reasonably practicable to the Greenfield runoff volume. Where this is not practicable, the runoff volume should be reduced by 40% of the existing volume and should never exceed it.

The strategy should not result in any deterioration in water quality and the use of SuDS should improve water quality wherever possible. Information provided by the SuDS manual, CIRIA C753, should be considered when designing the SuDS system.

For more information and to access our “Standing Advice and Development Guidance” and “Gloucestershire SuDS Design and Maintenance Guide” documents please visit our website: <http://www.gloucestershire.gov.uk/planning-and-environment/flood-risk-management/surface-water-drainage-and-major-planning-applications/>

### **Comments from the Council Archaeology Adviser**

This site has the potential to contain significant heritage assets of archaeological interest.

The following would be required to inform a planning application with regard to below ground archaeology:

- An archaeological desk-based assessment;
- The results of a geophysical survey; and
- The results of an archaeological evaluation.

I would be happy on request to provide a brief, outlining the scope of the required works.

### **Comments from the Councils Land Contamination Adviser**

The records indicate that the development site has been used as agricultural land for a significant period of time and therefore there may have been use of pesticides, herbicides, fungicides, bactericides, sewage sludge, farm waste disposal and hydrocarbons from farm machinery. The GCC records also identify a ‘Reservoir – Gloucester Water Works’ (reference PCL\_175) and ‘Reservoir – Engine House’ (reference PCL\_176) adjacent to the western corner of the site. A large depot (reference PCL\_805) is located to the southeast of the site beyond the highway. An area of landfill referred to as ‘Bristol Road Landfill’ is located in this area within 250m of the eastern portion of the development site.

Given the above, a number of potential contamination concerns have been identified at the development site. I therefore consider that a suitable contamination assessment should be undertaken

to ascertain ground conditions and potential risks to future site users and other relevant receptors. This information should be submitted in support of a planning application.

### **Comments from the Councils Air Quality Adviser**

It is not clear from the information provided how many dwellings are proposed as part of the development but given the size of the site this may be significant. An air quality assessment (AQA) should be undertaken by the developer to assess potential health risks to residents of the new development in respect of local air quality and determine if further measures are required to mitigate risks. I would also recommend that standard air quality mitigation measures are incorporated as part of the development to help alleviate pollution creep and encourage the uptake of low emission vehicles.

### **Comments from the Councils Housing Strategy Officer**

Detailed comments are being provided under separate cover. Please also note the comments provided below, in relation to affordable housing.

## **CONCLUSIONS**

The main issues associated with the development of this site relate to the principle of development, the sites location outside the builtup limits of the City, its location within the Cordon Sanitaire and the potential impact of development upon the landscape character of the area.

### **Principle**

Housing Supply/Allocations.

The NPPF requires local planning authorities to demonstrate a 5 Year Housing Land Supply, with an appropriate buffer, against the relevant housing requirement. Footnote 7 to paragraph 11 of the NPPF 2018 indicates that policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites or where the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years.

The JCS addresses housing supply and demand under Policies SP1 (The Need for New Development) and SP2 (Distribution of New Development) as well as within Part 7 (Monitoring and Review). Gloucester can demonstrate a five year supply of deliverable housing sites with a 5% buffer (which is appropriate as the Council can demonstrate that it passes the housing delivery test as set out at paragraph 215 of the NPPF). The housing delivery test is now relevant and is passed. This positive housing land supply position means that the housing policies in the JCS can be given full weight.

Policy SP2 of the JCS sets out the strategy for new housing development and identifies the distribution of new development across the JCS area. Policy SD10 provides further detail relating to the appropriate locations for residential development in the JCS area. It states that "housing development will be permitted at sites allocated for housing through the development plans, including strategic allocations and allocations in district and neighbourhood plans and that on sites that are not allocated, housing development will be permitted on previously developed land in the existing built up areas of Gloucester City ... except where otherwise restricted by policies within the District plans".

Section 4 of the policy states that housing development on other sites will only be permitted where:

- i. *It is for affordable housing on a rural exception site in accordance with Policy SD12, or*
- ii. *It is infilling within the existing built up areas of the City of Gloucester, the Principal Urban Area of Cheltenham or Tewkesbury Borough's towns and villages except where otherwise restricted by policies within district plans, or*
- iii. *It is brought forward through Community Right to Build Orders, or*
- iv. There are other specific exceptions/circumstances defined in district or neighbourhood plans.

In relation to this site, it is not an allocated site, it does not lie within the built up area of Gloucester City and does not meet any of the “exceptions” set down within the section 4. Therefore the principle of residential development of this site is contrary to adopted policies.

### **Cordon Sanitaire**

The site lies within close proximity to the Severn Trent Water Netheridge Sewage Treatment works, a facility that processes waste and where adjoining fields are used for sludge disposal. The works create smell problems within the area and for many years the land around the facility has been subject to a cordon sanitaire that restricts development.

The site lies within close proximity to the Severn Trent Water Netheridge Sewage Treatment works (owned and operated by Severn Trent Water Ltd). This, regional level works processes domestic and trade waste delivered both by pipe and tanker and where adjoining fields are used for sludge disposal. The works create smell/odour problems within the area and for many years the land around the facility has been subject to a cordon sanitaire that restricts development.

Policy FRP.12 Sewage Works Cordon Sanitaire of the 2002 Plan states:

*Development likely to be adversely affected by smell from Netheridge and Longford works, within the constraint areas defined on the proposals map, will not be permitted.*

A recent study has informed the boundaries of the Cordon Sanitaire to support Policy C6 within the City Plan. This states that “development likely to be adversely affected by smell from the Netheridge Sewage Works, within the Cordon Sanitaire defined on the policies map, will not be permitted.”

The site lies within the defined Cordon Sanitaire boundary and therefore development of the site for residential development would be contrary to the above policies. Furthermore, it would be contrary to policies which seek to provide a high quality environment and acceptable levels of amenity for new residents including JCS policies SD4, SD10 and SD14 and City Plan policy A1.

It will be important for the applicant to seek and consider comments from Severn Trent Water in terms of how they seek to protect their regional asset and also from the County Council (as Waste Planning Authority) in terms of its policies seeking to protect existing waste management facilities and sewage treatment works capacity. The context is one of Netheridge STW increasing its capacity in future years to cater for growth in the JCS area and the increasing importance of the site in generating renewable energy from waste.

### **Landscape Impact**

The site comprises open fields on the southern edge of Hempsted outside the built up area of the City. The land is sloping and prominent in short and longer views.

The site was assessed in the Landscape Characterisation Assessment and Sensitivity Analysis dated September 2013 and as part of site G37 Hempsted and Sewage Works, which includes a wider site, than the site itself. This concluded that the wider site was medium to low sensitivity noting particularly “the fields directly south of Hempsted occupy an elevated position and are subsequently highly visible and offer extensive views”.

The site was also assessed in the Landscape Analysis of Potential Development Sites dated November 2013 and is identified as Site 4 – Land to the south of Hempsted, and states:

*Any development on this site contained to the eastern side would not be detrimental in regard to landscape effect. This part of the site is in close proximity to other residential properties, the A430 trunk road and industrial units. Development here would be in keeping with the surrounding character.*

*The different rural character in the western part of the site, its view from the flood plain and the*

*rising topography means this area would be unsuitable for development. This area of the site would be highly visible, therefore creating a negative effect on the visual amenity and landscape character. It would encroach on the rural aspect of the villages' surroundings.*

Policy SD6 of the JCS seeks to protect landscape character, requires development to demonstrate how they would protect or enhance landscape character and avoid detrimental effects and for applications to include Landscape and Visual Impact Assessments. Policy SD4 of the JCS requires that new development should respond positively to and respect the character of a site and its surroundings and enhancing local distinctiveness. Additionally, City Plan policy A1 requires new housing developments to result in overall improvements to the built and natural environment and to not have significant adverse effects upon the character of a locality. Policy E1 also refers to the requirement for Landscape Visual Impact Assessments where the local landscape is particularly sensitive.

Policy BE2 of the 2002 Plan requires that development “should respect and protect the city skyline and important views and vistas within the city, views of the surrounding countryside from within the city, and views of the city from the surrounding countryside. It will be particularly important to protect views of the Cathedral.” Under this plan the site was allocated as a Landscape Conservation Area.

Given the nature of development and its encroachment into the open countryside, it is concluded that the development of the site would be likely to result in unacceptable harm to the landscape character of the area.

### **Affordable Housing**

Policy SD12 of the JCS requires sites in Gloucester to provide a minimum of 20% affordable housing. Policy A2 of the City Plan requires the provision of 25% affordable housing. Both policies require the provision on site and for it to be seamlessly integrated and distributed throughout the wider scheme. The provision should include a balanced mix of dwelling types, sizes and tenures to meet the identified needs of the area.

More detailed comments from the Housing Strategy Officer are being provided separately.

### **Overall Conclusions**

It is recognised that the proposals would result in economic and social benefits arising from the provision of new housing, including affordable housing. Nevertheless, on the basis of the above assessments and policy guidance, it is considered that the principle of residential development on this site would be contrary to national and local policy guidance in terms of its location outside the built up area of Gloucester, its location within the Cordon Sanitaire and given its prominence and sloping nature, resulting in harmful impact upon the landscape character of the area.

### **Infrastructure Requirements**

The Council has adopted a community infrastructure levy (CIL). This application would be subject to the CIL requirements and further information is available at the following link:

You are also advised to consult the Gloucestershire County Council developer guide in relation to financial contributions that may be deemed necessary in relation to education and library provision. Financial contributions may be required where the evidence demonstrates that new development would generate a need that can not currently be met.

<https://www.gloucestershire.gov.uk/planning-and-environment/planning-policy/gloucestershire-local-developer-guide-infrastructure-and-services-with-new-development/>

The development would be required to provide open space and also contribute to sports provision. In the JCS, Policy INF 4 requires development proposals to provide for social and community infrastructure with Policy SD4 requiring good quality provision well related to the development it serves. Policy E5 of the City Plan states that new development must contribute to the provision, protection and enhancement of the city green infrastructure network and Policy F2 of the City Plan requires proposals to identify areas of open space together with details for their future adoption and maintenance.

Saved policies OS2,3 and 4 from the 2002 Plan also set criteria for the provision, design and maintenance for areas of open space.

Further guidance on open space and sports provision is provided in the following documents:

Supplementary Planning Guidance 6: New Housing and Open Space,  
Open Space Strategy 2014 -2019 and emerging draft version Open Spaces Strategy 2020  
-25  
Playing Pitch Strategy June 2015

### **Information required to Support a Planning Application**

The Validation Requirements for this type of planning application are likely to be as follows and also including matters raised earlier in this report:

- Completed 'Application for Planning Permission' form;
- Site location plan (scale of 1:250, identifying the application site outlined in red and showing the direction of north);
- Block plan (at a scale of 1:500) showing the site boundaries, proposed car parking, cycle storage and bin storage areas. (less detail if submitted in outline)
- Proposed elevations and floor plans (at a scale of 1:50 or 1:100),(not if submitted in outline)
- Design and Access Statement
- Affordable Housing Statement
- Air quality report
- Biodiversity Survey and Report
- Community Consultation Statement
- Drafts Heads of Terms for the Legal Agreement
- Drainage Strategy including SUDs (Sustainable Urban Drainage Systems)
- Energy Statement
- Flood Risk Assessment
- Foul Sewerage Assessment
- Historic Environment Statement
- Land Contamination Assessment
- Landscape and Visual Impact Assessment
- Management Plan (open space, highways, infrastructure)
- Noise Impact Assessment
- Skills employment plan
- Statement in relation to Cordon Sanitaire
- Transport Assessment/Statement in accordance with advice provided by the Highway Authority.
- Travel Plan in accordance with advice provided by the Highway Authority
- Tree Survey/Arboricultural Assessment and Tree Protection Plan.
- Waste Minimisation Statement
- Fee

This advice is based on the information submitted and is offered without prejudice to the City Council's decision on this or any subsequent planning application. Once an application is submitted, all adjoining

occupiers at neighbouring sites will be notified by letter, and will have 21 days to submit any comments on the proposals, which will then be taken into consideration when determining the application.

Other issues may arise following the receipt of further detailed information, responses from consultees and neighbours associated with any future application.

Your attention is drawn to the requirements of the Building Regulations, which will be required to be obtained as a separate consent to any future planning application. You are advised to contact the Gloucestershire Building Control Partnership on 01453 754871 for further information.

Please let me know if you require any further advice or clarification on any of the above matters.

Yours sincerely

*Joann Meneaud*

**Joann Meneaud**  
Principal Planning Officer

# **City Growth and Delivery Memorandum**

**From: David Durden  
Housing Strategy Officer**

**To: Joann Meneaud  
Principle Planning Officer**

**Date 08 Jan 2020**

**Copy to: Paul Skelton; David Ingleby.**

**Re: Land At Hill Farm, Hempsted Lane, Gloucester,**

**Ref: 19/00864/PREAPP**

## **Housing Strategy (Affordable Housing) Comments**

All the following comments are caveated by the overall suitability of development on this site, it is NOT an allocation within the City Plan and currently the site lies within the Cordon Sanitaire and would not be deemed suitable for development.

The following comments are premised on this fact and reflect comments on the generality of housing and affordable housing in the City and should not be considered as supporting development of this particular site.

### **1. The need for Affordable Housing and current supply**

There is substantial need for housing and in particular Affordable Housing in the City and County as a whole and the recently adopted Joint Core Strategy has tested the evidence base in relation to the objectively assessed housing need and affordable housing requirements.

The housing requirement for the five-year period from 2018/19 to 2022/23 is 3,590 dwellings. This requirement is the 718 annual requirement multiplied by 5. Based on the Liverpool Method with a 5% buffer, Gloucester's housing supply is 5.4 years for 2019/20 to 2023/24.

The Council's current position is set out in SD11 in terms of meeting local needs and so the applicants need to be mindful of the latest evidence relating to tenure, type and size of accommodation required. This includes market and as well as Affordable.



This evidence is set out below. It should be noted that an update to this evidence base by way of a Local Housing Needs Assessment is likely to be available later this year or early in 2020.

SD11 requires suitable homes to meet locally arising need and the City Plan will detail this in terms of adaptable and adapted homes, the plan is moving to a 50% position on category M4(2) homes i.e. adaptable homes and 4% of the Affordable housing should be provided as Category M4(3) homes (wheelchair standard). In terms of need there is a justification for a 100% position, the City Plan viability appraisal has identified that a 50% position will ensure the City Plan is deliverable.

JCS Policies SD11 and SD4 provides a justification for taking this approach now. The City plan just provides more detail and a reasoned justification for this detail.

The provision of M4(2) and M4(3) standard homes should be conditioned to ensure Building Control confirm that the relevant standards have been met.

Any applicant should show how the development will meet the need of an aging society in particular how the homes will encourage older persons in the development, over and above the part M requirements stated above. Any stated approach will need to show compliance with SD11 and design requirement stated the JCS SD4.

SD12 sets out a 20% minimum contribution of affordable housing and is clear on what action need to be taken if this cannot be achieved. It also states that some site may deliver higher levels of Affordable Housing than the minimum.

The City Plan viability report indicates that 25% is achievable across our allocated sites and also provides a stronger position in relation to but this will have limited weight.

It should be noted that this site is not allocated within the City Plan and sites with in a higher value area. Any decision to allow development on the site, particularly in relation to the quantum proposed would, in my view, trigger a review of the City Plan Viability Appraisal.

Table 2 below shows the ideal tenure profile to be achieved at the end of the plan period as indicated by the updated SHMA provided to the Inspector at the Examination in Public.

It should be noted that a wide range of open market units are required, with 8% of open market dwellings required as one bedroom properties. Such provision is likely to assist both first time buyers and some households wishing to downsize

<b>Table 2 Tenure Profile 2031</b>										
<b>Tenure</b>	<b>Tenure Profile 2031</b>	<b>Tenure as a % of stock</b>	<b>1</b>	<b>%</b>	<b>2</b>	<b>%</b>	<b>3</b>	<b>%</b>	<b>4</b>	<b>%</b>
Market	49081	77.0	3799	8	12200	25	22222	45	10860	22
Shared Ownership	1239	1.9	149	12	515	42	440	36	135	11
Affordable Rent*	2427	3.8	751	31	909	37	638	26	129	5
Social Rented	11005	17.3	3612	33	3938	36	2919	27	536	5
Total	63752	100.0	8311	13	17562	28	26219	41	11660	18
Source SDH SHMA update Sept tables A2.4 to A2.7										

Table 3 indicates the required tenure mix of the Affordable Housing and the sizes of homes required. There is an acute shortage of larger family accommodation for rent, how the applicant addresses this need will be of importance.

**Table 3 Net annual requirement for Affordable Housing in Gloucester**

<b>AH home Ownership</b>	15	9	12	9	45	<b>23</b>
<b>Rented</b>	60	33	31	25	149	<b>77</b>

#### **4. Affordability**

The applicant needs to be aware of the issue of increase in open market values leading to Affordable Rents being higher than the Local Housing Allowance, in these circumstances the Council would expect the rents to be below the 80% level in order to ensure tenants in receipt of Housing benefit can afford the homes. Any four bed or larger homes would be expected to be rented at Social Rent levels.

The applicant also needs to be aware of the entry level to open market housing in the City as set out in the SHMA. Open market values on the site will impact upon the affordability of low cost home ownership and in particular the level of shared ownership tranches on initial sale and any discounted housing sales values. Any Sc Section 106 agreement will set out requirements relating to rent levels and affordability and initial sale tranches of Affordable Home Ownership products

The tenure and value of affordable homes to ensure a policy compliant application will impact on the land value. The National Planning Policy Guidance provides clarity that land values should reflect the delivery of policy compliant proposals.

#### **5. Design of Affordable Housing**

The latest City plan policy identified the Nationally Described Space Standards as the expected size standard for housing within the City. The Requirement of 50% of all housing to Category M(4)2 standard housing should be demonstrated via auditable drawings.

As part of the Joint Core Strategy Affordable Housing Partnership advice has been sought from the Preferred Providers on the specification items they would require, above building regulation compliance, for affordable housing units.

Individual Preferred Providers may negotiate specification upgrades above the partnership standard, which would be assumed to be at their cost. The design and specification of Affordable Housing is critical to the homes being fit for purpose and a Housing Association Registered Provider being willing to contract on the homes provided.

I have attached the JCS –AHP Guidance Note that is used to support the Section 106 and application of affordable housing planning policies.

As already stated providing 50% of all units category two reflects both the position of SD11 and SD4 as well as the emerging City plan. In addition to this 4% of the Affordable Housing units should be built to Category M4(3) standard i.e. suitable for a wheelchair user. Such homes can be house and or flats.

## **6. Density of Affordable Housing**

It would be expected to have clusters of no more than 6 to 8 Affordable Units in a cluster, subject to the quantum being delivered on the site and design requirements for example blocks of flats. A suitable clause within the S106 agreement will detail this requirement.

## **7. Liaison with Registered Providers**

It is not known if any discussions have occurred with providers. This is of particular importance with regard to suitability of design and space standards to ensure the developer can contract on the homes once built, ensuring that the units are fit for purpose is a key element of ensure the homes will be suitable affordable housing in perpetuity. The council has a list of preferred providers as part of the Joint Core Strategy Affordable Housing partnership and is recommended that the applicant approaches some or all of these Housing Associations Registered Providers to discuss the suitability of their proposals.

## **8. Off Site Contributions**

The National Planning Policy Framework identifies that planning authorities should seek on site contributions.

The National Planning Policy Framework identifies that planning authorities should seek on site contributions. Any agreement to an off-site contribution needs to be robustly justified.

There would not appear to be any reason for off-site contributions on this site.

It is the Council's position that appropriate design, mix and location of affordable housing in addition to discussion with Registered providers at an early stage will ensure that a Housing Association Registered Provider will contact with the owner/developer on the Affordable Housing. As such no cascade mechanism for a commuted sum will be entered into.

Yours sincerely

A large black rectangular redaction box covering the signature of the Housing Strategy Officer.

  
Housing Strategy Officer

Page left intentionally blank

## **Appendix D**

### Consultation Leaflet

# HAVE YOUR SAY

A new housing development of approximately 245 new homes in Gloucester.



To view these proposals in more detail and provide your comments, please visit:

**[www.your-views.co.uk/hempstedlane](http://www.your-views.co.uk/hempstedlane)**

## Community Benefits



Housing for all



Public open space



Ecological  
enhancements



Thriving community



Economic benefits



Community footpaths

## Alternative ways to contact us

Your Views Gloucester  
Gladman House  
Alexandria Way  
Congleton, CW12 1LB

[your-views@your-views.co.uk](mailto:your-views@your-views.co.uk)  
(please use 'Gloucester' as the  
subject line)

- ✦ Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI).
- ✦ As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.
- ✦
- ✦
- ✦
- ✦
- ✦
- ✦

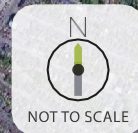
## Our Vision

Gladman is proposing a development of 245 houses on the land edged red on this plan.

This consultation provides you with an opportunity to shape our proposals at an early stage in the process.

A more detailed plan showing areas of development and green space can be viewed on the website and we welcome your comments on this.

A finalised plan will form the basis of our planning application to Gloucester City Council.





Page left intentionally blank

## **Appendix E**

### Public Consultation Responses

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 15 March 2020 11:01  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:** [REDACTED]

**Your postcode:** [REDACTED]

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No Response

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No Response

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** No Response

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

---

**What changes could be made to the Development Framework Plan to improve our proposals?:** My family home is [REDACTED] We STRONGLY OPPOSE any such development - having lived in Hempsted over 50 years we have already been subjected to high level of development, impacting on our primary school, roads, green spaces, and quality of living. This development would encroach further on the above, the nature reserve, Wild Owl Sanctuary, GP surgeries and the so called Green Belt ha ha ha. Please therefore we urge you to reconsider your plans - and take them else where - Surely Hempsted has had its fair share of development now - enough is enough!!!!

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 07 March 2020 16:46  
**To:** test@pearsonstreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:** [REDACTED]

**Your postcode:** [REDACTED]

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** Yes

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

- Access to public open space and new planting.
  - Access to public transport.
  - Provision of footpaths & cycleways.
  - New/improved natural habitats.
- 

**What changes could be made to the Development Framework Plan to improve our proposals?:** The road network along the A430 and Llantony Road is at over capacity especially where it is single carriageway, further traffic improvements are required before any further development is to take place. We live in Hempsted village and the water pressure is poor and often we cannot use the shower as the pressure drops this has become more of an issue since the new development at Hempsted Meadows if more homes are built this would create further problems with over stretched services.

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 05 March 2020 11:07  
**To:** test@pearsonstreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:** [REDACTED]

**Your postcode:** [REDACTED]

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** No Response

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

---

**What changes could be made to the Development Framework Plan to improve our proposals?:** This is AWFUL. I'm absolutely gutted. I walk the 200 yards to this field (the footpath) frequently to view the sunsets, and the general view. There is lots of wildlife in that field too, which I love to see, especially the pheasants. To have this all taken away with a new housing estate is heartbreaking. It will also devalue my home, I am sure, should I wish to sell and move away from this eyesore. How absolutely horrible. [REDACTED]

**Rachael Evans**

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 03 March 2020 19:43  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:**

**Your postcode:**

---

**Are you, or anyone you know, looking for a new home in Gloucester?** Yes

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** Yes

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

---

**What changes could be made to the Development Framework Plan to improve our proposals?:** Dont destroy the beautiful fields of hempsted

**Rachael Evans**

---

**From:** [REDACTED]  
**Sent:** 03 March 2020 12:41  
**To:** YourViews  
**Cc:** [REDACTED]  
**Subject:** gloucester

**In response to the letter received from Gladman with regard to a possible development in Hempsted**

The area in question is within the cordon sanitaire and any move to alter this would be very inappropriate at the present time when all the additional development in the area is bound to be putting extra pressure on the Netheridge sewerage works.

Therefore I have no comments to make re your proposed plan

[REDACTED]

Sent from [Mail](#) for Windows 10

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 02 March 2020 09:49  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:**

**Your postcode:**

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** Yes

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** Yes

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

- New/improved community facilities.
  - Access to public transport.
  - Homes for local people.
  - Space for older children/teenagers.
- 

**What changes could be made to the Development Framework Plan to improve our proposals?:** On the face of it your plans read well. However there are aspects that concern me; 1) our local primary school is too small for the current size of Hempsted and has had approval for expansion turned DOWN by Glos County Council; 2) Your vehicular access onto Hempsted Lane is questionable unless the 'Lane' has more than just local widening; 3) Although you speak frequently about giving the local authority money to improve various facilities, the cynic in me wonders whether this money will, in fact. go to the specific areas of concern.



## Rachael Evans

---

**From:** [REDACTED]  
**Sent:** 01 March 2020 10:45  
**To:** YourViews  
**Subject:** Gloucester

Good morning,

I am against the proposed build of 245 new homes in Hempsted Lane.

My main concern is that you risk destroying that suburban village feel that Hempsted has. Even though Hempsted is so close to the city centre you really get the sensation that you are in a village out in the countryside. I fear that will be lost by adding so many new homes and bringing even more traffic to the area.

The traffic around Hempsted has increased a lot since the Quays opened, and I feel the roads already struggle to cope with quantity of vehicles, especially around morning and evening rush hour, and during the weekends. Hempsted also turns into a drive through when there are accidents on the M5, and there are a lot of accidents!

Also the local school is already full to bursting. Hempsted CofC does not have the capacity to take on more children, and the surrounding schools are also in the same predicament due to other new estates having been built.

Finally, I'm very certain that the residents who overlook that land aren't going to be very happy with their views of the fields and river being taken from them. I for one won't be happy as I like to take walks through those fields and surrounding land with my family and friends during the spring and summer periods.

I truly hope that my words are taken on board and that the decision is made to not build there.

Kind regards  
[REDACTED]

Sent from my Huawei phone

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 29 February 2020 16:18  
**To:** test@pearsonstreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:**

**Your postcode:**

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** No

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

- Access to public open space and new planting.
  - New/improved community facilities.
  - Access to public transport.
  - Provision of footpaths & cycleways.
  - New/improved natural habitats.
- 

**What changes could be made to the Development Framework Plan to improve our proposals?:** Space for a pub and some local shops. Road junction off the main road only (e.g. like at Kingsway) to discourage traffic becoming a problem through Hempsted village. More provision for local buses with a regular service (which Hempsted currently lacks).

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 28 February 2020 10:31  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### Site: Land off Hempsted Lane, Gloucester

---

Your name:

Your postcode:

---

Are you, or anyone you know, looking for a new home in Gloucester? Yes

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester? Yes

Is there the need for more homes for first time buyers or young professionals in Gloucester? Yes

---

Which of the following do you consider important to take into account as we finalise our proposals?

- Access to public open space and new planting.
  - New/improved community facilities.
  - Homes for local people.
  - Range of types and sizes of housing.
  - Provision of footpaths & cycleways.
  - Space for older children/teenagers.
- 

**What changes could be made to the Development Framework Plan to improve our proposals?:** As a young person I'm very glad to see this development as new homes are much needed in Gloucester and it's the perfect location for a new community to form. I already live in Hempsted and I admit it needs expansion for the future growth of Hempsted and of course Gloucester as a city. Also the development will unlock land for future development and that's exactly what is needed in Gloucester as it's a thriving city this development will create a lot of good opportunities for all types of ppl. However people who are against this development need to look at the city and not themselves this is a great opportunity for a new community and much needed homes in Gloucester

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 28 February 2020 09:54  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:** [REDACTED]

**Your postcode:** [REDACTED]

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** Yes

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

- Access to public open space and new planting.
- 

**What changes could be made to the Development Framework Plan to improve our proposals?:** If this development needs to be completed then I think further consideration should be given to the fact that part of the area under development does become flooded due to its proximity to the River Severn and its tributary streams and culverts. In addition access to a development of this size should gain access via the main the Secudna Road and not have access from the very narrow Hempsted Lane. Perhaps if an additional junction with traffic lights onto Secudna Road may help reduce speeds on this road too.

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 27 February 2020 21:50  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:**

**Your postcode:**

---

**Are you, or anyone you know, looking for a new home in Gloucester?** Yes

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** Yes

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

- Range of types and sizes of housing.
  - Provision of footpaths & cycleways.
  - New/improved natural habitats.
- 

**What changes could be made to the Development Framework Plan to improve our proposals?:** To allow for the help to buy scheme

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 27 February 2020 19:27  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:** [REDACTED]

**Your postcode:** [REDACTED]

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** No

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

- Access to public open space and new planting.
  - New/improved community facilities.
  - New/improved natural habitats.
- 

**What changes could be made to the Development Framework Plan to improve our proposals?:** Look at vehicle access points- would be much better having a second access point onto the bypass to prevent over use of Hempsted lane which is a narrow residential lane

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 27 February 2020 11:42  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:**

**Your postcode:**

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** No

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

---

**What changes could be made to the Development Framework Plan to improve our proposals?:** The local school is already over subscribed. Adding new classrooms will not be sufficient to cater for the possibility of an additional 100 children. A few trails around a housing estate is hardly going to compensate for the loss of open space. Secunda Way is already very congested in morning and evening rush hour the potential of an additional 200 + cars joining the road will bring the road to a standstill. I am very much against the scheme.

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 27 February 2020 10:20  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:**

**Your postcode:**

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** No

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

---

**What changes could be made to the Development Framework Plan to improve our proposals?:** Education Facilities  
Financial contributions: If it is deemed there is not sufficient capacity in local schools, a contribution will be paid to Gloucestershire County Council to ensure that sufficient school places are made available, for example through the funding of new classrooms. This all need to be in place before you even consider building the first house. I'd like to see your outline plans for this and does Hempsted school even haave the space to expand. Maybe less housing on this space, another school maybe? The way you've worded it, it basically means you'll help schools in differnt areas. Thats not helpful for people living in Hempsted now is it. Dont you think we all the new housing near Sainsbury's and plans for flats by the playing field a school should be your first priority?



## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 27 February 2020 08:55  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:** [REDACTED]

**Your postcode:** [REDACTED]

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** No Response

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

---

**What changes could be made to the Development Framework Plan to improve our proposals?:** There is already too much congestion and traffic in this area, and this proposal will gridlock the village and surrounding roads even further. Development may be needed in Gloucester, but this is definately not the right place for it, and certainly not 245 houses!!! We already have the green open space there, so buttering up with "we will provide green areas" is the opposite of what would happen if this went ahead. I am most definately against this proposal in this area of Gloucester, as it should be happening in areas that need more housing and have the land and infrastructure to accommodate it. This proposal would completely mess up the roads to the south of the village.

**Rachael Evans**

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 26 February 2020 21:06  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:**

**Your postcode:**

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** No

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

---

**What changes could be made to the Development Framework Plan to improve our proposals?:** Large scale development has taken, and is taking, place in Hempsted. Hempsted Lane would not be able to cope with the increased number of vehicles. There is already excessive traffic on Secunda Way. Gloucester needs to maintain its green belt areas. I am totally opposed to this development.

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 26 February 2020 20:43  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:** [REDACTED]

**Your postcode:** [REDACTED]

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** No

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

---

**What changes could be made to the Development Framework Plan to improve our proposals?:** This development should not be allowed to take place. There is plenty of new development in this area off Hempsted Lane and a very large development next to Sainsburys/canal. The road access as planned would create chaos. 245 new homes would equate to 500 vehicles. Hempsted Lane is not capable of dealing with this amount of traffic. This land should not be used as there is adequate new housing in this area.

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 26 February 2020 20:38  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:** [REDACTED]

**Your postcode:** [REDACTED]

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** No Response

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

- New/improved community facilities.
  - Provision of footpaths & cycleways.
  - Space for older children/teenagers.
- 

**What changes could be made to the Development Framework Plan to improve our proposals?:** I am interested in how the local primary school will cope, I take on board the comments regarding making funds available to local council to extend class rooms. However I was of the understanding that the school was not eligible for extension. I also wonder what the plan is for accessibility to Healthcare? there seems to an expectation that people with have less access to cars and more accessible public transport, but that simply doesn't happen in reality. Most homes have 2 cars add in visitors and there is a parking problem, what is the plan for parking, currently in the Forge in Hempsted, where there is similar housing, is over populated with cars, making this a risk, with blocked and restricted access to emergency vehicle. It seems that the original Hempsted is being squeezed into an ever expanding growth of homes, we already have over 400 homes being created at the far end of the village.

**Rachael Evans**

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 26 February 2020 19:37  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:** [REDACTED]

**Your postcode:** [REDACTED]

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** No

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

---

**What changes could be made to the Development Framework Plan to improve our proposals?:** I think the idea is terrible so the main change would be to scrap the plans.

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 26 February 2020 18:16  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### Site: Land off Hempsted Lane, Gloucester

---

Your name:

Your postcode:

---

Are you, or anyone you know, looking for a new home in Gloucester? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester? No

Is there the need for more homes for first time buyers or young professionals in Gloucester? No

---

Which of the following do you consider important to take into account as we finalise our proposals?

---

**What changes could be made to the Development Framework Plan to improve our proposals?:** Why more houses? The development next to Sainsburys is huge. The roads will not be able to accommodate the traffic and Gloucester City do not know as yet the impact this is going to have on Secunda Way. Hempsted village is being surrounded by new builds. The school is not big enough, there is no GP surgery and traffic down Hempsted Lane is increasing all the time. Once what was lovely village is now becoming a extension of Gloucester City. Public transport is poor. Just giving money to Gloucester Council is not going to improve the infrastructure they will just creatively account for it elsewhere. One thing that may appease me is that the houses are eco designed and every home has solar panel roofs.

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 26 February 2020 16:58  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:** [REDACTED]

**Your postcode:** [REDACTED]

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No Response

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No Response

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** No Response

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

---

**What changes could be made to the Development Framework Plan to improve our proposals?:** I accept the need for further housing development my request would be that there is a new junction onto Secunda Way from this development as in the period 07:30 to 09:00 there is always traffic queuing up Hempsted Lane. Plus with cars parking on Hempsted Lane the Lane is not of sufficient width to allow easy traffic passing as well. Alternatively the new estate feeds out as another road directly into the traffic lights at the bottom of the hill or is made three lanes wide from where it feeds in to the bottom of the hill.

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 26 February 2020 15:58  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:** [REDACTED]

**Your postcode:** [REDACTED]

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** Yes

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** Yes

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

- Access to public open space and new planting.
  - New/improved community facilities.
  - Access to public transport.
  - Homes for local people.
  - Range of types and sizes of housing.
  - Provision of footpaths & cycleways.
  - New/improved natural habitats.
- 

**What changes could be made to the Development Framework Plan to improve our proposals?:** Larger gardens for the houses. Otherwise there is a lot of green space!



## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 26 February 2020 15:44  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:** [REDACTED]

**Your postcode:** [REDACTED]

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** No

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

- New/improved natural habitats.
- 

**What changes could be made to the Development Framework Plan to improve our proposals?:** No building We have enough housing This borders right on our home border spoiling our view Noise pollution More traffic via Hempsted and through hempsted and it currently struggles Disruption to wildlife Taking away walk areas General disruption

**Rachael Evans**

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 26 February 2020 14:40  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:** A Resident

**Your postcode:** Hempsted

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No Response

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No Response

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** No Response

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

---

**What changes could be made to the Development Framework Plan to improve our proposals?:** Your proposed site is in a Cordon Sanitaire. Building is not permitted in this area. Try looking at the North end of Hempsted Lane. There is a site which already has outline planning permission and is currently for sale.

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 26 February 2020 13:24  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:**

**Your postcode:**

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** No

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

- Access to public open space and new planting.
  - New/improved natural habitats.
- 

**What changes could be made to the Development Framework Plan to improve our proposals?:** This is a bad idea on land that should be left for nature. Hempsted already has enough homes and there is no way the local school could cope with all these new houses! It is such a shame that you are even considering building on these fields (which also flood in times of bad weather)

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 26 February 2020 12:42  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### Site: Land off Hempsted Lane, Gloucester

---

Your name:

Your postcode:

---

Are you, or anyone you know, looking for a new home in Gloucester? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester? No

Is there the need for more homes for first time buyers or young professionals in Gloucester? No

---

Which of the following do you consider important to take into account as we finalise our proposals?

- Access to public open space and new planting.
  - New/improved community facilities.
  - Access to public transport.
  - Range of types and sizes of housing.
  - Provision of footpaths & cycleways.
  - Space for older children/teenagers.
  - New/improved natural habitats.
- 

**What changes could be made to the Development Framework Plan to improve our proposals?:** Ensure there is adequate off road parking for 2x cars per household. Ensure homes have solar panels to reduce impact on environment in addition to electric induction cookers to reduce dependence on gas. Ensure homes have charging points for electric cars. Increase classrooms at school in Hempsted so families don't have to travel to other parts of Gloucester by car when taking children to school. Teenagers in the area in particular need somewhere to go rather than hanging around in the streets eg. community centre where events can be run

**Rachael Evans**

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 26 February 2020 12:33  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:**

**Your postcode:**

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** No

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

---

**What changes could be made to the Development Framework Plan to improve our proposals?:** Hempsted has in our opinion already had more than enough new houses without adding anymore, houses and apartments around Sainsburys are an eyesore, Honeythorn Close, and probably houses proposed by Manor Farm, and now these, we are gradually loosing all of the green fields. How are the roads and school going to cope with this influx. Our village is disappearing,

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 26 February 2020 12:25  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:** [REDACTED]

**Your postcode:** [REDACTED]

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** No

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

---

**What changes could be made to the Development Framework Plan to improve our proposals?:** May I point out that there is only one primary school in the village and this is full to capacity plus the children who have special need extra one to one attention. We do not have a doctors surgery within 5 miles or a dentist. The main road or the bypass is already running through the lower part of Hempsted and this will increase if we have further housing developments.

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 26 February 2020 11:48  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:** [REDACTED]

**Your postcode:** [REDACTED]

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** No

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

- Range of types and sizes of housing.
- 

**What changes could be made to the Development Framework Plan to improve our proposals?:** There is more than enough new builds in Gloucester, especially in this area of Gloucester. Affordable, affordable for most people is below 180,000-200,000 not what most new builds start at around 275,000 at bare basic. I think that this will not go down well around Hempsted especially the village side. There is a tiny village school. This amount of people would not be helping the already big waiting times to get into the school. Also there is a tiny village shop in the village which has very limited parking, the plan just wouldn't work this side of Gloucester. Being a little village with Predominantly the older generation who have been living there for long periods. It's just not going to work and they will push hard to stop this before it's even started. Good luck.

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 25 February 2020 17:09  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:** [REDACTED]

**Your postcode:** [REDACTED]

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** No

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

- Access to public open space and new planting.
  - New/improved community facilities.
  - Provision of footpaths & cycleways.
  - Provision of children's play areas.
  - Space for older children/teenagers.
- 

**What changes could be made to the Development Framework Plan to improve our proposals?:** I live in one of the new houses (5 years+) the other side of the road and the biggest challenge is traffic. It is horrendous at the best of times but with this many additional houses I have really big concerns about this. Other concerns around school spaces. The local school is already at capacity and a concern on where else children would be sent.



## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 25 February 2020 16:51  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Site: Land off Hempsted Lane, Gloucester**

---

Your name:

Your postcode:

---

Are you, or anyone you know, looking for a new home in Gloucester? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester? No

Is there the need for more homes for first time buyers or young professionals in Gloucester? Yes

---

Which of the following do you consider important to take into account as we finalise our proposals?

---

**What changes could be made to the Development Framework Plan to improve our proposals?:** Not only will it take away our green from the village, the roads cannot cope with the traffic as it is let alone adding potentially 250 more cars. The school is already over subscribed so even more kids already in the community will be pushed out towards Tredworth schools

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 25 February 2020 16:22  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:**

**Your postcode:**

---

**Are you, or anyone you know, looking for a new home in Gloucester?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Gloucester?** No

**Is there the need for more homes for first time buyers or young professionals in Gloucester?** Yes

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

- Homes for local people.
  - Range of types and sizes of housing.
- 

**What changes could be made to the Development Framework Plan to improve our proposals?:** The proposals don't appear to take into account lack of infrastructure to cope with the increased traffic. Secunda Way is a main thoroughfare around Gloucester centre, and traffic through Hempsted is a problem. If the road was dual carriage way all the way from Bristol Road to Westgate then it may not be too bad. There is only the one school in the village which is already over-subscribed, and no known plans to expand or develop a second school. Consideration also needs to be given for a doctors surgery to an ever increasing suburb. I would argue the planned location of the new development will have a knock-on affect to flooding lower in the village at Rea Lane.

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 24 February 2020 22:47  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:** [REDACTED]

**Your postcode:** [REDACTED]

---

**Are you, or anyone you know, looking for a new home in Land off Hempsted Lane?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Land off Hempsted Lane?** No

**Is there the need for more homes for first time buyers or young professionals in Land off Hempsted Lane?** No

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

- New/improved community facilities.
- 

**What changes could be made to the Development Framework Plan to improve our proposals?:** Although the proposal does state that a contribution will be made for the educational needs of the local children it only adds to the current problem facing hempsted. Being that with all the extra development the local junior school has no room forò grow which will mean the children having further and further travel distances to attend school. Not to mention that the current road network can barely support the existing houses, not to mention the new developments of honeythorn close, and by sainsburys that will lead to more travel because local infastructure and services cannot support the new development without major investment.

## Rachael Evans

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 24 February 2020 21:32  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### Site: Land off Hempsted Lane, Gloucester

---

Your name:

Your postcode:

---

Are you, or anyone you know, looking for a new home in Land off Hempsted Lane? No

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Land off Hempsted Lane? Yes

Is there the need for more homes for first time buyers or young professionals in Land off Hempsted Lane? Yes

---

Which of the following do you consider important to take into account as we finalise our proposals?

- Access to public open space and new planting.
  - New/improved community facilities.
  - Range of types and sizes of housing.
  - Provision of footpaths & cycleways.
  - Provision of children's play areas.
  - New/improved natural habitats.
- 

**What changes could be made to the Development Framework Plan to improve our proposals?:** The proposed development is unacceptable for many reasons - primarily the increased traffic onto an already busy by-pass & the increased traffic flow through Hempsted village with the inherent danger to children going to school. The noise will increase dramatically in the village making it potentially unbearable for current/existing residents. The village has absolutely no amenities whatsoever - primarily because of the Cordon Sanitaire & local covenants so how, suddenly, can these be ignored because of the need to build houses on green belt land? We don't have a doctors surgery & we have an extremely good school which will not be able to cope with the potential influx of new children. The school has nowhere in which to expand so how can that be a good thing? Also the building noise followed by the traffic noise etc once the houses are built will impact on the Barn Owl Centre - which is there for a reason. For these reasons along permission should be refused.

**Rachael Evans**

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 24 February 2020 19:32  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:** [REDACTED]

**Your postcode:** [REDACTED]

---

**Are you, or anyone you know, looking for a new home in Land off Hempsted Lane? No**

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Land off Hempsted Lane? No**

**Is there the need for more homes for first time buyers or young professionals in Land off Hempsted Lane? No**

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

---

**What changes could be made to the Development Framework Plan to improve our proposals?: None-we do not want you to build in our beautiful village!!!!**

**Rachael Evans**

---

**From:** Your Views website <your-views@your-views.co.uk>  
**Sent:** 24 February 2020 19:30  
**To:** test@pearsontreehouse.co.uk; YourViews  
**Subject:** Submission from Land off Hempsted Lane, Gloucester form

**Site: Land off Hempsted Lane, Gloucester**

---

**Your name:**

**Your postcode:**

---

**Are you, or anyone you know, looking for a new home in Land off Hempsted Lane?** No

**Have you, or someone you know, struggled to find an affordable home to either rent or buy in Land off Hempsted Lane?** No

**Is there the need for more homes for first time buyers or young professionals in Land off Hempsted Lane?** No

---

**Which of the following do you consider important to take into account as we finalise our proposals?**

---

**What changes could be made to the Development Framework Plan to improve our proposals?:** With draw the proposal

Page left intentionally blank

## **Appendix F**

### Correspondence with Stakeholders



David Durden  
Housing Strategy Officer  
Gloucester City Council  
Development Control  
92 Westgate St,  
Gloucester  
GL1 2PE

Gladman House, Alexandria Way  
Congleton Business Park  
Congleton, Cheshire  
CW12 1LB

**T: 01260 288800**

**[www.gladman.co.uk](http://www.gladman.co.uk)**

(Sent by email only to: [david.durden@gloucester.gov.uk](mailto:david.durden@gloucester.gov.uk))

21<sup>st</sup> February 2020

Dear Mr. Durden,

### **Gloucester Affordable Housing Needs**

Gladman Developments Limited (Gladman) are considering an outline planning application within Gloucester City Council. In order to help inform our proposals, I would be grateful if you would provide the following information:

- What is the overall level of affordable housing need in the District?
- How many of these households are in significant need?
- How many households are listed on the Council's register for affordable housing with Hempsted as their preferred location?
- How many of these households have a current local connection to the Hempsted & Westgate area (i.e. are living within the ward)?

I trust you have sufficient information to respond to my request. However, if you do require any additional information please do not hesitate to contact me.

[Redacted]

[Redacted]

[Redacted]

Graduate Planner - Gladman Developments

[Redacted]

[Redacted]

Dr Andrew Seymour  
Clinical Chair  
Gloucestershire CCG  
Sanger House  
5220 Valiant Court  
Gloucester Business Park  
Brockworth  
Gloucester  
GL3 4FE

Gladman House, Alexandria Way  
Congleton Business Park  
Congleton, Cheshire  
CW12 1LB

**T: 01260 288800**

**[www.gladman.co.uk](http://www.gladman.co.uk)**

(Sent by email only to: [GLCCG.enquiries@nhs.net](mailto:GLCCG.enquiries@nhs.net))

21<sup>st</sup> February 2020

Dear Dr Seymour,

**Land South of Hempsted Lane, Gloucester**

Gladman Developments Limited (Gladman) are proposing a residential development of circa 245 dwellings in the Hempsted area within Gloucester.

Gladman have a responsibility to ensure there is capacity available for new residents to access appropriate health care provision. We understand the current nearest health care facility to the proposed scheme is Gloucestershire Royal Hospital which Gloucestershire Clinical Commissioning Group have responsibility for.

We would be most grateful if you could advise whether this surgery has the capacity to accommodate new patients which would arise from the proposed development.

We look forward to hearing from you.

Yours sincerely,

[Redacted signature]

[Redacted line]

[Redacted line]

[Redacted line]

[Redacted line]

Gloucestershire County Council  
Community Infrastructure Team  
Shire Hall  
Westgate Street  
Gloucester  
GL1 2TG

Gladman House, Alexandria Way  
Congleton Business Park  
Congleton, Cheshire  
CW12 1LB

**T: 01260 288800**

**[www.gladman.co.uk](http://www.gladman.co.uk)**

(Sent by Email Only to: [community.infrastructure@gloucestershire.gov.uk](mailto:community.infrastructure@gloucestershire.gov.uk))

21<sup>st</sup> February 2020

Dear Sir/Madam,

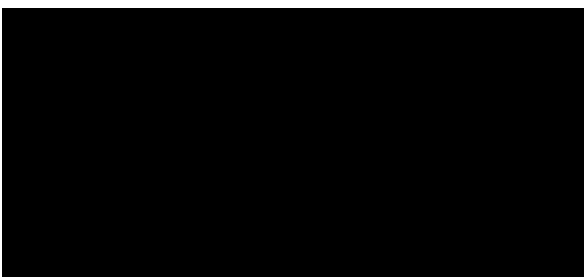
**Gloucester Education Needs**

Gladman Developments Limited (Gladman) are proposing a residential development in the Hempsted Area within Gloucester, a proportion of which would be affordable. As part of the background research for this proposal, I would be most grateful if you could provide the following information:

- What is the current capacity of the schools found within the catchment area that would serve development at Hempsted and the wider Gloucester area.
- Whether there is presently a surplus or deficit situation in these schools?
- The existing on roll pupil statistics and projections for enrolment within the next five years for these establishments.

If you require any further information or would like to discuss the requests we have made, please do not hesitate to contact me.

Yours faithfully,



Page left intentionally blank