



Joann,

I am pleased to attach a number of reports/drawings that seek to address comments made by various statutory consultees in connection with the above referenced application.

Development Framework Plan (DFP)

Drawing reference CSA/6036/103 Rev A.

Design Note to Development Framework Plan

This note sets out the main areas of change between the updated DFP and the previous illustrative DFP submitted with the original application (dwg no GM10710-012 Rev H).

LLFA Response Letter

This note responds to the comments raised by the Drainage Advisor in the email dated 6 July 2020 and provides a revised drainage drawing (Issue p05) based on the revised DFP.

Mineral Resource Assessment – March 2022

This report is provided in response to the request from GCC's Minerals and Waste Policy Officer (10 June 2020).

Please could I ask you to acknowledge safe receipt of these submissions.

Many thanks,

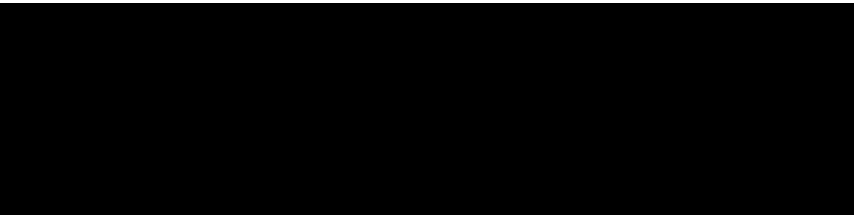
Regards,



Project Manager



T: 01260 288 836 | M: 07912 669 429 | p.roberts@gladman.co.uk
www.gladman.co.uk



Hi Joann,

Thank you for your time last week. The update was very useful.

Can I just check whether you've received the consultation response to the Odour Assessment. If so, please could you share this with us.

Many thanks,

Kind regards,



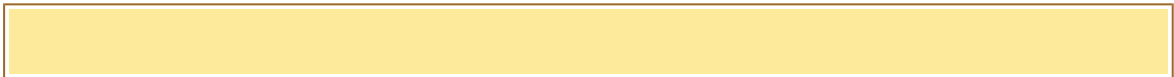
Paul Roberts | Project Manager

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[REDACTED]

[REDACTED]

Just to clarify, the intention to submit an appeal should of course read 7/4/22 rather than 7/4/21. Apologies for the error.

Many thanks



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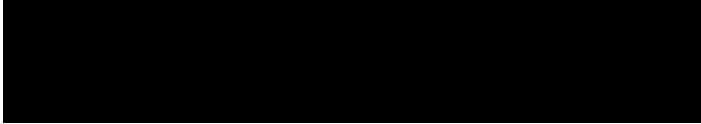
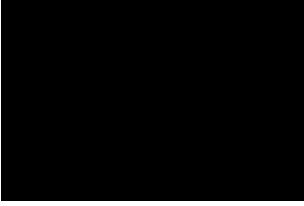
[REDACTED]

[REDACTED]

Thank you for your time earlier in relation to the above application. As discussed, please find attached our 10 working day notice of intention to lodge an appeal against the non-determination of the application, with covering letter explaining the circumstances around this, as we went over this morning.

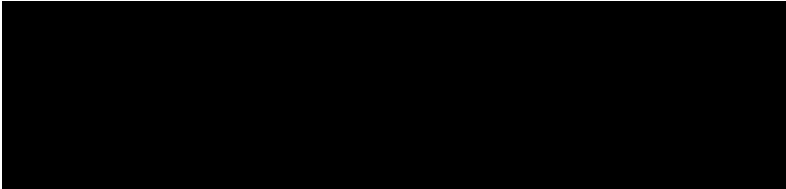
In accordance with their guidance, I have copied the Planning Inspectorate into this notice. Please note the 7 day estimate for inquiry duration is on the basis of the current level of outstanding objection to the application; in the event that common ground can be reached on many of these matters (as anticipated), I hope that the inquiry could be shorter than this.

Many thanks



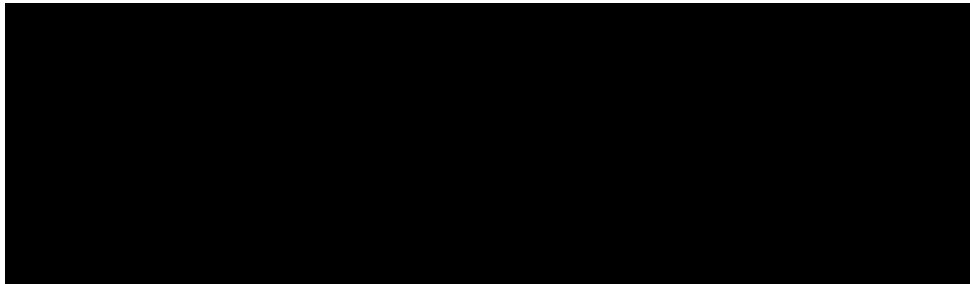
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Yes that's fine



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Can we say 10.30 tomorrow please?


Many thanks



Sent from my iPhone

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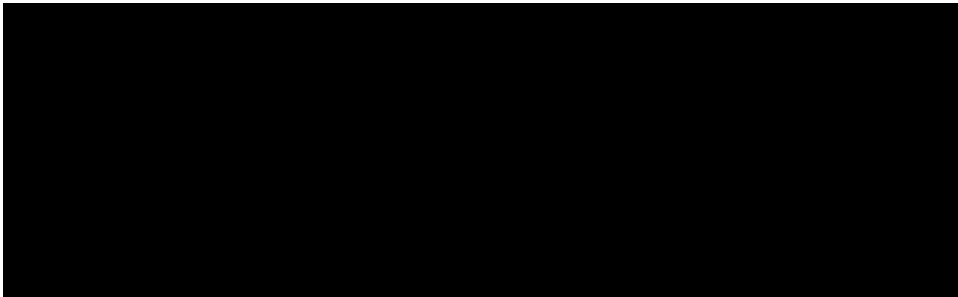


I can offer you the following times:

- Today at 2.30, 3.30 or 4 o'clock
- Tomorrow at 10.30, 11.30 or 4 o'clock

Regards





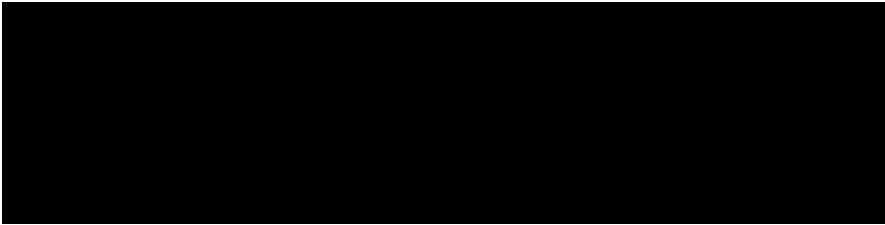
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Hi 

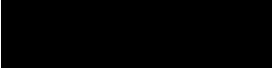
I hope you're well.

Please could you let me know if you have any availability in the next few days for a short Teams call to discuss our intentions with regard to the above application?

Many thanks



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Unfortunately our IT systems have been the subject of a cyber incident and as a result, there is currently disruption to some systems and services.


For Planning this means that we are unable to access the public access system, the internal planning processing system or planning file at the moment. It seems unlikely that we will have any access in the foreseeable future and therefore in these circumstances, we can not proceed with the assessment of this application at the current time.

We are therefore suggesting that pending applications are withdrawn and re-submitted as complete new applications. Once submitted, we will then undertake the necessary consultation and publicity and proceed with the consideration and determination of the new application. We would suggest that where the pending application has outstanding information or where changes are required to address concerns/objections previously raised, that the new submission seeks to address these.

I appreciate that this is a difficult situation and frustrating to all parties, however this is the best solution that we have at this time.

I look forward to hearing from you.

Regards



Please note that as a result of the cyber incident there may unfortunately be delays to our service. The cyber incident is currently under investigation and we do not currently have a timescale.

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H [REDACTED]

Please could we have an update re. the above application?

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

Could you please let me know whether you've had a response from the EHO/Severn Trent on the updated Odour Assessment which we submitted in September 2021?

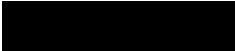
I note that the online application portal is unavailable due to a "cyber incident".

Many thanks

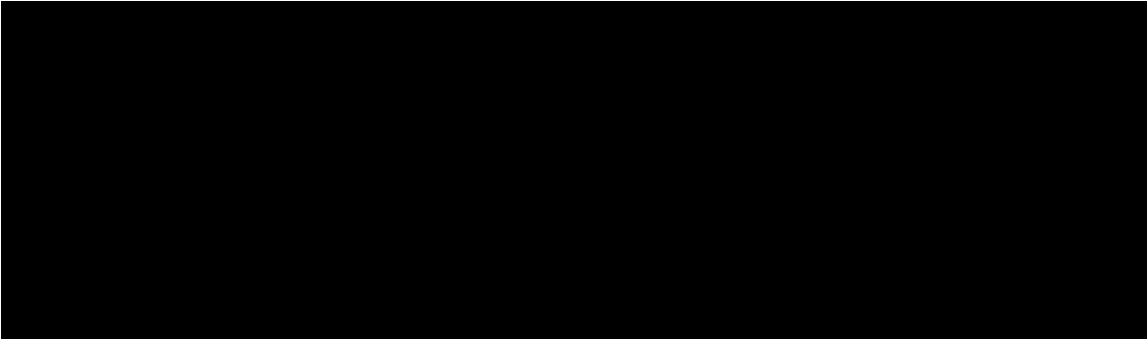
[REDACTED]



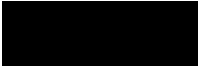
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Apologies for the delay in responding to you.
Yes I can confirm that we are consulting upon the report.
Regards
Joann



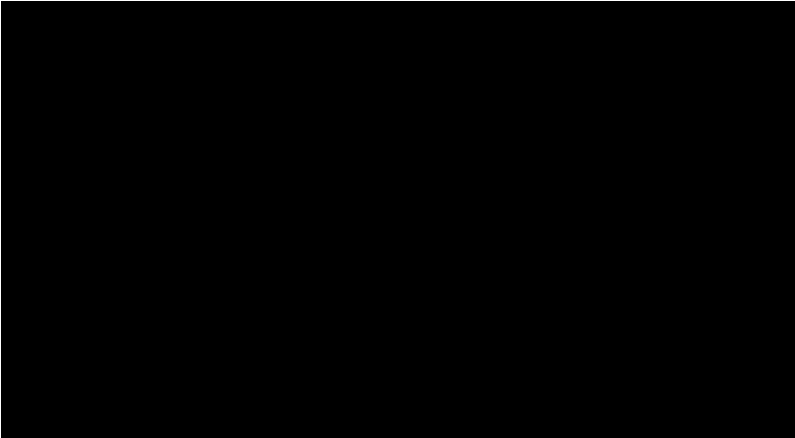
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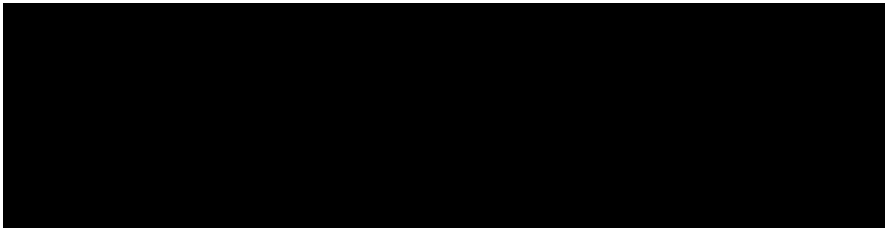


I have been asked by my senior director to escalate this issue within the Council as it is now over 2 months since our Odour Assessment was submitted and it is yet to even appear on the application portal.

I would be most grateful if you could come back to me within the next couple of days confirming that the Odour Assessment is being consulted upon so that I can avoid the need to escalate.

Many thanks





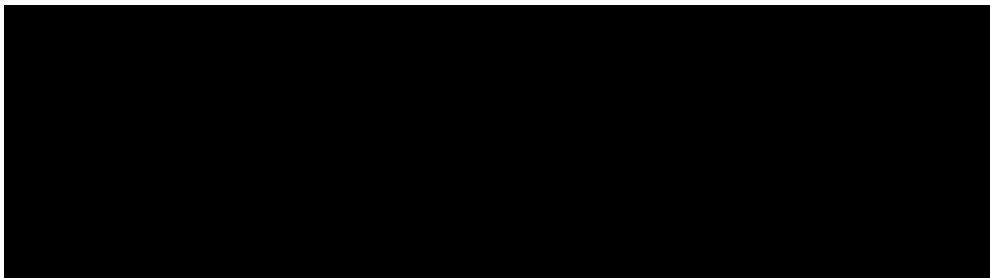
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I will get back to you Monday/Tuesday next week.

I am just leaving the office now.

Regards



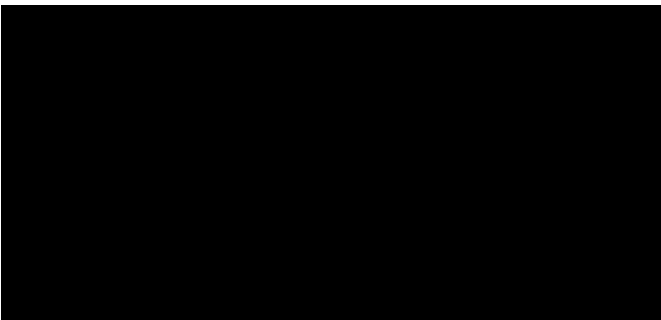
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Please see below/attached.

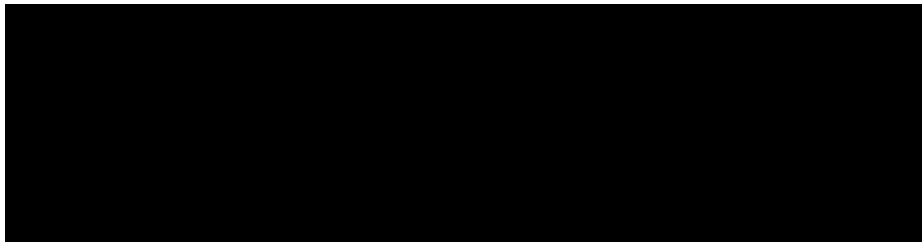
I'd be grateful if you could confirm an extension of time- would 7th January 22 be appropriate?

Many thanks



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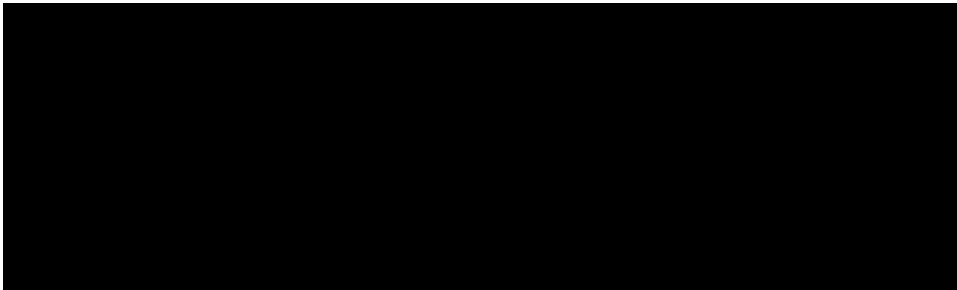


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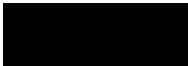


Could you just confirm the submission of 30th September please.

Thanks



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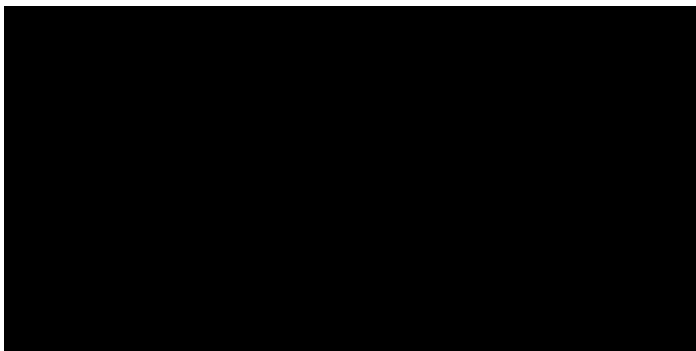


I hope you are well.

I note that the attached was submitted on 30th September 2021 but has not yet appeared on the application portal. Could you please confirm at the earliest convenience that the assessment has been received and consulted upon by the Council?

Could you also confirm that an EOT to 1st December 2021 as per Paul's email below is acceptable?

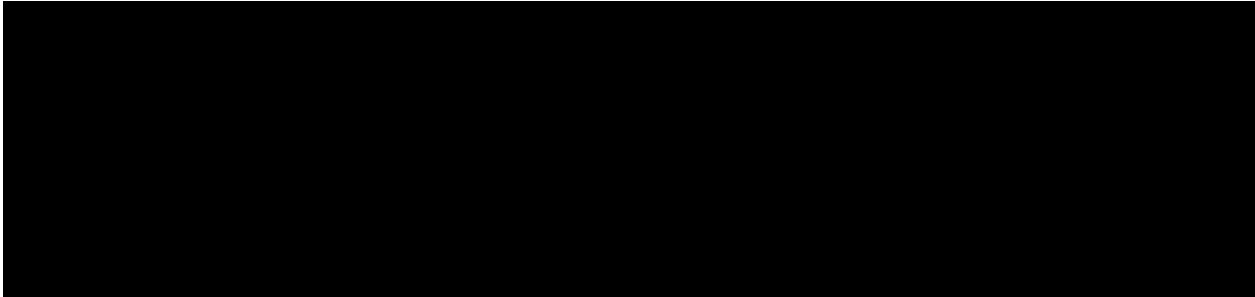
Kind regards





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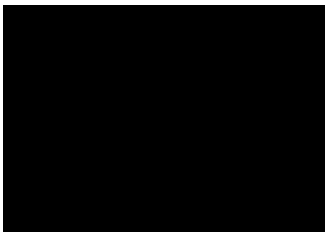
I hope you are keeping well.

I am pleased to attach an Odour Assessment prepared by our consultants, Wardell Armstrong, which provides a detailed odour modelling assessment of the above scheme using emission rate data agreed with Severn Trent. The report predicts a negligible odour impact in the northern half of the development site, where residential uses are proposed.

Please could you arrange for this to be uploaded to your Public Access system and forwarded to the relevant statutory consultees.

Can I also suggest we agree an extension of time to allow odour and other outstanding technical matters to be addressed. Would an extension to 1 December 2021 be acceptable?

Kind regards,

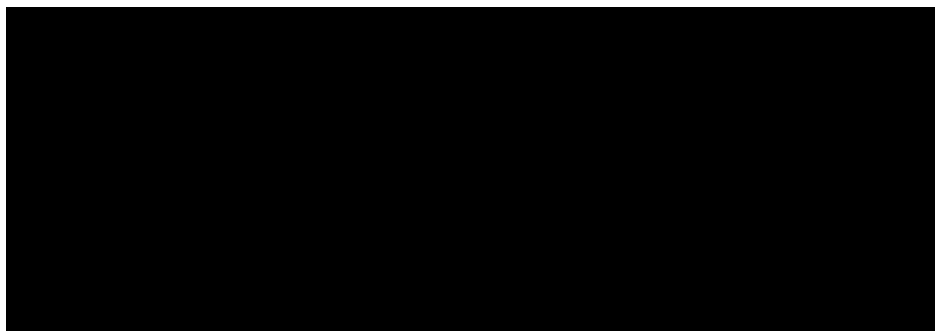


T: 




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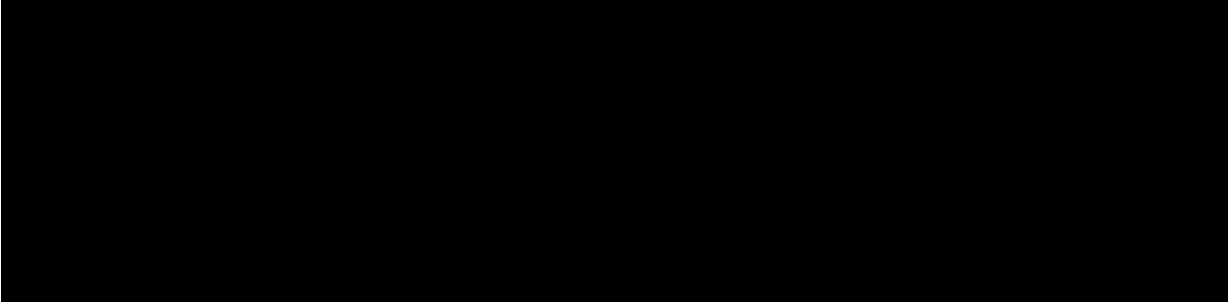

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Hi
Yes that time and date is fine with me
Thanks



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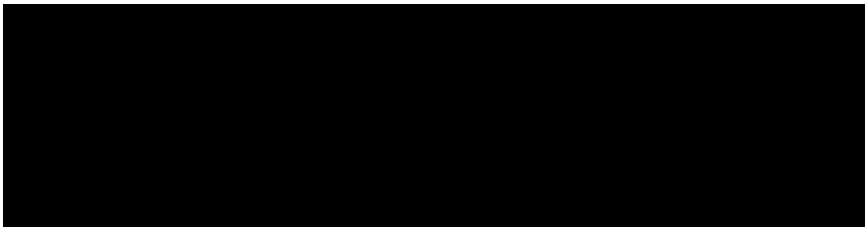
I hope you are keeping well.

 has been away from the office for the last couple of weeks so I'm not sure whether a date/time was ever agreed for a brief catch up meeting.

Can I suggest 10.00am on Wednesday 12 May? If this is convenient with you I'll send out a Teams invitation.

Kind regards,

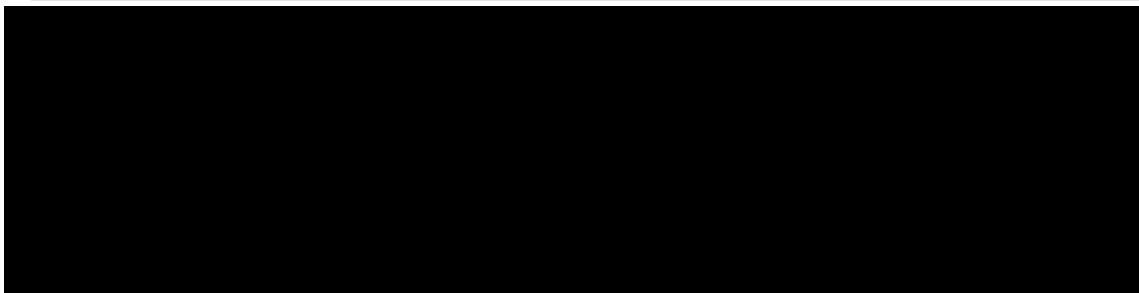




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Apologies for the delay in responding to you.
We are having conversations with our external advisers and I hope that these will be concluded this week.
Regards



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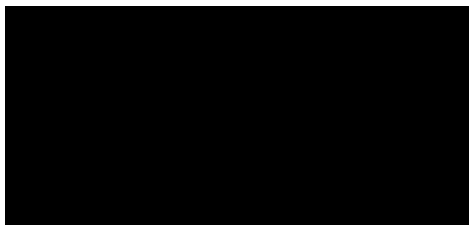
I hope you are well.

Further to the below, I wondered if you'd had an opportunity to review our question below regarding the application of Deposit Local Plan Policy FRP.12?

As outlined, we'd grateful for your views on whether a 'not significant' impact from the Netheridge STW in respect of our application proposals would conflict with FRP.12's definition of 'adverse', and if the Council would raise an objection to our scheme on this basis.

If you would like to discuss this matter further, please let me know.

Kind regards





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Thank you for taking the time to discuss our application over the phone earlier.

As discussed, we're currently reviewing the response that Phlorum have provided to our proposals and how this relates to Policy FRP.12 from the 2002 Deposit Local Plan. In this respect, one of the main points that we are seeking to understand is how the definition of 'adverse' contained within the policy would be applied in practice.

Having considered this matter further, we'd be grateful for the authority's views on how this would apply to the current findings of our Odour Assessment in principle, notwithstanding Phlorum's suggestion that further assessment work is needed. In essence, would the Council conclude that a 'not significant' odour impact from the Netheridge STW at our application site would be in conflict with this policy, and generate an objection on this basis?

If you are able to advise of the Council's position on this point that would be much appreciated. Once we have clarity on this issue and fed this information back to our directors, we will be in a better position to come back to you on the other matters raised in email from 7th August.

As also discussed, we would be agreeable to a further extension of time so that we can continue our discussions and respond to any outstanding issues as necessary. In the first instance we would suggest an EoT until 6th November (to coincide with November's planning committee meeting), though we appreciate that this may need to be extended further.

If you have any questions in relation to the above or would like to discuss these points further, please let me know.

Kind regards

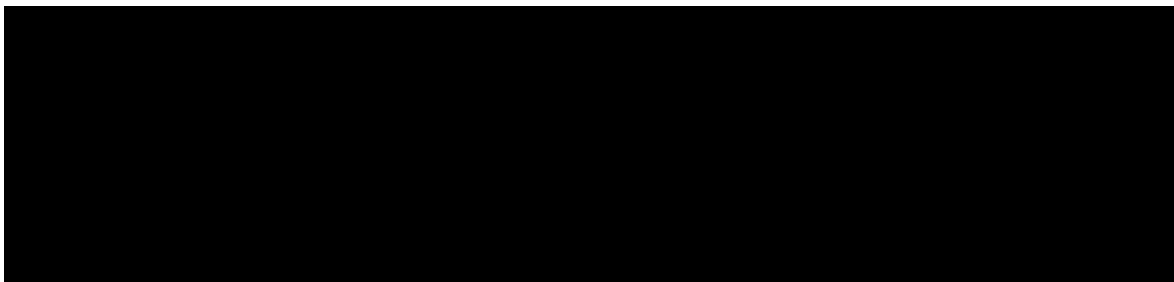


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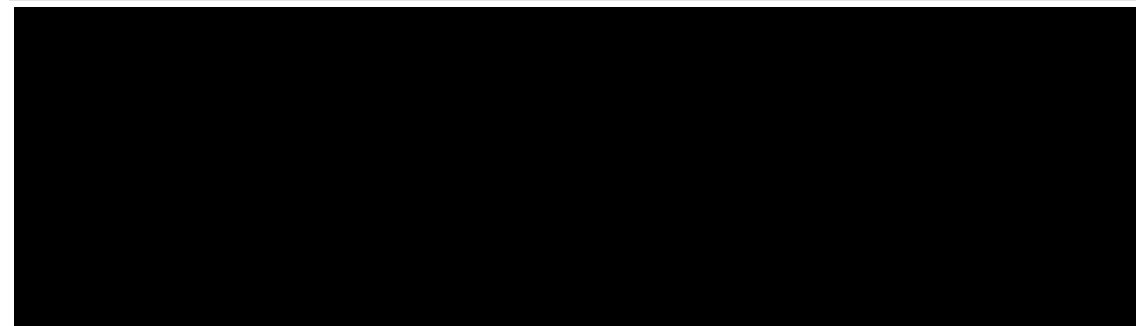


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Hello,

I would be very grateful if you would provide me with an update within the next couple of days please.

Many thanks



I would be very grateful for an update in relation to the outstanding matters please.

Many thanks

Joann

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I note that my email below in relation to outstanding responses does not refer to comments from the County Waste and Minerals section who have requested additional information. Comments are set out below and my particular highlighting indicates the areas for particular consideration and further supporting information.

Minerals and Waste Policy officer comments

All of the details set out within this section are made by officers on behalf of Gloucestershire County Council in its capacity as the Mineral and Waste Planning Authority (MWPA): - Officers understand the proposal is for the development of up to 245 dwellings with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and a vehicular access point from Hempsted Lane. The proposal is in outline and reserved matters will follow except for the means of vehicular access. Full access details are included in the application Officers can confirm that the proposal site is located a designated Mineral Consultation Area (MCA) and is also less than 1km from several waste management infrastructure sites. The nearest and most significant waste management infrastructure sites are Hempstead Landfill and Netheridge Sewage Treatment Works.

Waste Management Infrastructure Safeguarding

Hempstead Landfill Site (and Household Recycling Centre – HRC) lie to the Northeast of the proposal site. Netheridge Sewage Treatment Works is located to the South. Both of these infrastructure developments are safeguarded under policy WCS 11 (Safeguarding Sites for Waste Management) of the adopted Gloucestershire Waste Core Strategy. Furthermore, the proximity of waste infrastructure to the proposal site means that paragraph 8 of the National Planning Policy for Waste (NPPW) is a potentially valid material consideration alongside paragraph 182 of the National Planning Policy Framework (NPPF).

It is strongly advised that the case officer satisfies themselves that the proposed housing development will not prejudice the ability of safeguarded waste infrastructure to implement the waste hierarchy by way of carrying out their permitted activities. In addition, careful consideration must be given to a reasonable degree of future sustainable development (e.g. reconfiguration, expansion etc.) which would contribute to ensuring waste is handled efficiently and effectively to the standards set by evolving regulation and policy. A specific consultation with the waste management infrastructure providers on this matter is encouraged at this time.

*Officers consider it wholly reasonable **for the applicant to be asked to provide specific supporting information / evidence to assist the case officer in their consideration. It is acknowledged an odour assessment has been already been carried out. Specialist advice from environmental health (EHO) and the Environment Agency (EA) may be necessary. There should be a strong focus on ensuring a satisfactory level of amenity / health would be achievable for any future residents of the proposal site without having to impose new / upgraded restrictions to existing waste infrastructure.***

Mineral Resource Safeguarding

The site is located within a designated Mineral Consultation Area (MCA) and Mineral Safeguarded Area (MSA). This means consideration should be given to the requirements of adopted Minerals Local Plan for Gloucestershire policy MS01. The proposal should ideally be accompanied by a site-specific Mineral Resource Assessment (MRA) (see the supporting text to policy MS01 of the adopted MLP). This must be sufficient to assist the case officer in determining whether underlying resources would be at risk of needless sterilisation. Highlighting potential underlying mineral resources – particularly those usable in construction, provides an opportunity for their effective utilisation on-site to take place. Officers would encourage the applicant to consider on-site use should there be any evidence of underlying mineral resources. British Geological Survey (BGS) data advises that the site has potential underlying sand and gravel resources.

All safeguarded sites / areas can be viewed on the County Council's Proposals Map <https://www.gloucestershire.gov.uk/planning-and-environment/planning-policy/policies-proposals-map/>

Achieving sustainable development – Resource efficiency and waste minimisation

It is acknowledged that the applicant has submitted a dedicated Waste Minimisation Statement to support the proposal. Its content is noted and would indicate that some initial consideration has been given to this matter. However, firmer and deeper commitments should ideally be sought even at the outline stage as these should be setting the parameters for the more detailed reserve matters. For example it would not be unreasonable at outline for commitments to be made around standardisation of components; space provision for waste management and recycling at the occupation stage; and a minimum level of secondary / recycled material usage (securable through procurement process). Nevertheless, should the case officer and / or the eventual decision maker conclude that the issue of resource efficiency and waste reduction could be adequately dealt with through the use of planning conditions, officers respectfully request that consideration be given to the following: -

Conditions

No below or above ground development shall commence until a site waste management plan has been submitted to and approved in writing by the local planning authority. The site waste management plan must identify the type and amount waste materials expected to be generated from the development during the construction phases and set out what specific measures will be employed for dealing with such materials so as to: - minimise their creation, maximise the amount of re-use, and recycling on-site; maximise the amount of off-site recycling of any waste unusable on-site; and reduce the amount sent to landfill. In addition, the site waste management plan must clearly set out the envisaged level of materials with a recycled content and how such a level will be attained. The detailed site waste management plan shall be fully implemented as approved unless the local planning authority gives prior written permission for any variation.

Reason:

To ensure the effective implementation of waste minimisation in accordance with adopted Gloucester, Cheltenham, Tewkesbury Joint Core Strategy Policy SD3 – Sustainable Design and Construction; adopted Gloucestershire Waste Core Strategy: Core Policy WCS2 – Waste Reduction; adopted Minerals Local Plan for Gloucestershire Policy SR01 and paragraph 8 of the National Planning Policy for Waste (NPPW).

Condition:

No above-ground development shall commence until full details of the provision made for facilitating the management and recycling of waste generated during occupation have been submitted to and approved in writing by the local planning authority. This must include details of the appropriate and adequate space and infrastructure to allow for the separate storage of recyclable waste materials. Provision must not prejudice the delivery of the local authority's waste management targets and all details shall be fully implemented as approved unless the local planning authority gives prior written permission for any variation.

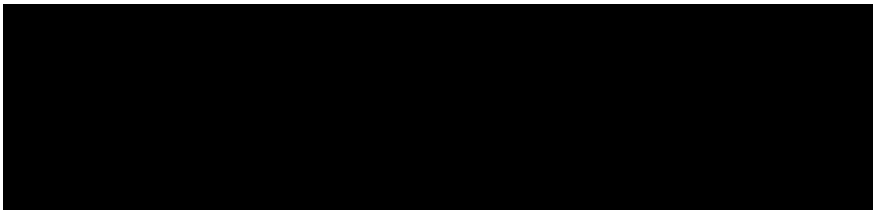
Reason: To ensure the effective implementation of waste minimisation in accordance with Gloucester, Cheltenham, Tewkesbury Joint Core Strategy Policy SD3 – Sustainable Design and Construction; Gloucestershire Waste Core Strategy: Core Policy WCS2 – Waste Reduction; and paragraph 8 of the National Planning Policy for Waste (NPPW).

I look forward to hearing from you.

Regards

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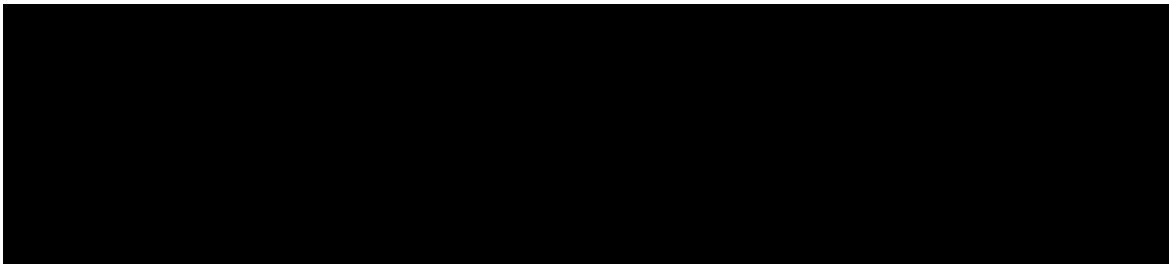
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I would be very grateful for an update in relation to the outstanding matters please.
Many thanks



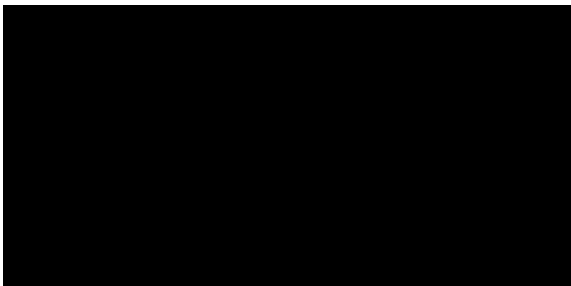
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I can confirm we are agreeable to the extension of time until October 10th.

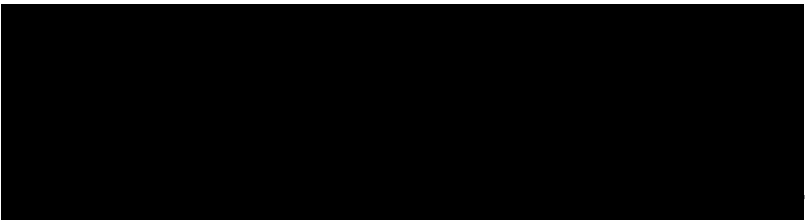
We are currently reviewing the documents and will get back to you with the further detail you request.

Kind regards,

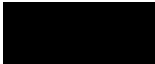


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I have now received detailed comments from our Odour consultants and these are attached. Their conclusion is that further assessment and clarification is required.

As you are aware there are a number of other issues where further work/assessment/changes have been requested, or the level/detail of information does not enable a full or positive assessment including:

- Highways
- Archaeology
- Public open space/play /sport provision
- Affordable housing provision
- Drainage
- Landscape impact

Additionally I am waiting for further comments from our Ecology Adviser following the details in your email of 21st July.

If you could provide me with an update confirming how you are intending to address the above matters, together an expected timetable for submission of further documents, that would be really helpful. To enable further discussion on these issues and to give time for you to provide further details, and for us to consider them, I would ask that we agree a further extension to the determination period of the application. At this stage I would suggest we agree until 10th October, which is the week of the October Planning Committee, to be reviewed upon your further confirmation .

I look forward to hearing from you.

Regards



Further to my email below. It doesn't appear that you have commented upon that.

I assume you have seen the response from the Environment Agency which was received last week.

In relation to the request for further archaeological evaluation , here is the further justification from Andrew

NPPF requires applicants to describe the significance of heritage assets that may be impacted (wholly or in part) by the proposed development, including 'where necessary' a field evaluation (paragraph 189). So the issue, as the agent articulates, is whether field evaluation is necessary. So key points:

- *Does the site have the potential to contain heritage assets with archaeological interest? Yes – see my attached email for a discussion of this.*
- *Will the proposed development impact heritage assets with archaeological interest if present? Yes – it's a large scale housing scheme.*
- *Do we understand the significance of the heritage assets, and the schemes' likely impact on that significance? No – we do not know the extent, depth, character or condition or any remains.*
- *Do we therefore understand the impact of the proposed scheme on any heritage assets with archaeological interest? No.*
- *Can I advise the Local Planning Authority with the currently available information? No.*

Therefore field evaluation is necessary and I would argue the results are needed prior to the validation of any application.


I should add that there have been four previous housing schemes in Hempsted in the last eight years; all four of those sites saw evaluation prior to determination/validation. Further more the SALA heritage assessment for the site clearly states that evaluation may be required and details set out in the pre-application response.

I reiterate that any application for this site should be supported by the results of an archaeological evaluation (trial trenching and borehole survey) and I would be happy, on request, to provide the applicant with a brief outlining the requirements of that investigation.

Regards



:



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Thanks for the email and apologies for the delay in replying.

Thank you for agreeing to the extension of time to the determination date, this is enabling all parties to be able to respond and address issues/provide clarification.

Your comments in your 9th July email, have been sent to our ecology adviser I am expecting comments from the Environment Agency and our odour consultants next week. I assume that you have seen the comments from Our Open Space Adviser and Housing Strategy Officer and will be responding in due courses.

With regard to the comments from the Councils Landscape Adviser, I assume that you will be responding on these ???? My view is that this is a key issue and the advice is that the proposal would have a harmful impact.

The advice from the City Archaeologist is quite clear that he expects further evaluation prior to determination and this was set out in our pre-application response. I will ask him to provide some further justification on this.

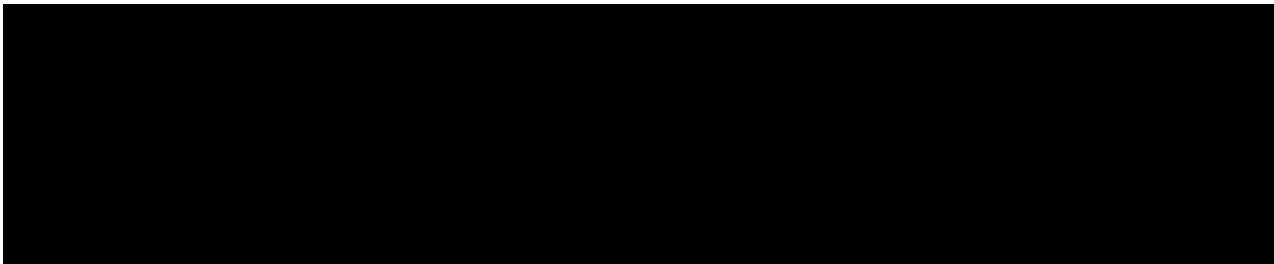
Given that there are a few outstanding responses and that a number of consultees have requested further information/clarification, I am not yet in a position to be able to make a full assessment of all the issues.

I am on leave now but will come back to you w/c 3rd August and I am sure you will respond in the meantime.

Regards



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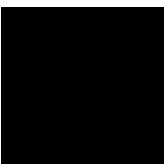


I refer to my email of 9th July (copied below) and wondered whether you were yet in a position to update on the matters raised.

We are reviewing the comments provided by Highways and will respond on this shortly.

I look forward to hearing from you.

Kind regards,



Many thanks for your email and for the comments from your Drainage Adviser. I've discussed this with our drainage consultants and we will come back to you with comments and revisions to our proposals.

We discussed the determination deadline and I can now confirm we are willing to agree an extension of time up to 3 September 2020.

As regards the updated Ecology comments received from Dr Elizabeth Pimley (copy attached) I have discussed the conclusion and recommendations with our ecologists and can advise as follows:

CEMP and LEMP

Noted and agreed.

Badger Mitigation

Note mitigation measures to be added to CEMP. We are comfortable with the precautionary recommendations.

GCN

Our ecologists visited site again on 23 June 2020 and confirmed the pond remains dry and appears to have been this way for some time.

We would be willing to agree a condition requiring further GCN surveys during the spring months and note the potential requirement for a European Protected Species mitigation licence. Any updated recommendations would feed in to the CEMP and LEMP.

Bats

Dr Pimley expresses concern that insufficient survey effort has been undertaken for foraging bats. The comments go on to state that static detectors were only left in place for one day rather than BCT recommended 5-day period during bat activity monitoring.

Our ecologists confirm that all static detectors were left in place for five consecutive nights as recommended in the BCT best practice guidelines during the bat activity surveys undertaken in 2019. The dates of deployment of the static detectors are given in Appendix 3 of the Ecological Impact Assessment report (WA, 2020) which I have attached.

Homeowner Information Packs

Requirement noted and agreed

Please could you chase the odour and highways responses and let us know your thoughts regarding the acceptability of a pre-commencement condition to address the requirement for trial trenching and a geo-archaeological borehole survey.

You were also going to provide comments on the CIL compliance of contributions towards the PRoW and Canal and River Trust and let us know your views on the Landscape Officer's comments.


Finally, can I check whether your view on the principle of development has changed since your pre-app note of 7 January 2020.

If I've missed anything please let me know.

I look forward to hearing from you.

Kind regards





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H 

Comments from our Drainage Adviser area set out below. You will note the request for some further information and clarification.

Regards



The key points are:

- An intercept ditch / swale is required along the top of the development to protect it from overland runoff from the north.
- A review of QBar (permissible discharge rate) and the attenuation volume is needed. These could have an impact on the space required for the basin.
- More commitment to SuDS provision is needed.
- Basin too rectilinear (man-made) looking.
- Sections through the basin are required so we can see if it can be accommodated, in an acceptable manner, into the space allocated.
- The basin may need reconfiguring to produce an acceptable design (no large bund).
- The culverted watercourses should be opened up.

The EA is a statutory consultee and should provide bespoke comments on this application.

Flood Risk At The Site

Flood maps show that the application site includes flood zone 2 and flood zone 3 areas.

However, no built development is proposed in the flood zone 2 and 3 areas, and so I don't have any concerns about fluvial flood risk at the site.

My only comment on flood risk from other sources is that due consideration will need to be given to surface runoff arriving at the development site from the uphill areas to the north. Due to the sloping site and the clay soils this could be significant. We would expect to see an intercept ditch/swale at detailed design stage.

The sequential test can be considered as passed by virtue of the fact a sequential approach has been taken to site layout and all development is within flood zone 1. The exception test does not need to be addressed ('more vulnerable' development in flood zone 1).

Please note that the EA will make their own evaluation over flood risk at the site, which may differ from my comments.

Impact Of The Development On Flood Risk Elsewhere

- Surface Water Runoff Rates

It is accepted that infiltration is not viable.

In line with GCC/LLFA guidance, surface water runoff is to be attenuated to QBar.

I have some questions over the discharge rate / attenuation volume calculations.

A QBar value for the site of 17.3 l/s has been calculated based on a developable area of 6.3 ha.

However, the attenuation volume calculations seem to have been calculated based on the smaller (impermeable) area of 3.52 ha, with no allowance for the permeable areas.

The runoff from the permeable areas has to go somewhere. It will either:

1. Be captured by the on-site drainage - in which case that area can be include in the QBar calculations, but the attenuation volume calculations will need to make allowance for the runoff.

or

2. Not be captured by the on-site drainage – in which case that area should not be included in the QBar calculations.

Where runoff volumes are being calculated for a defined area of impermeable surfacing (as they are here), we would normally expect the cv value to be 0.95. Here, Cv values of 0.75 / 0.84 (summer / winter) have been used. Clarification is sought.

N.B. There are some small discrepancies between (developable / impermeable) areas quoted in the different sections / plans but these can be ironed at detailed design.

SuDS

On a large Greenfield site such as this we 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 see the attached SuDS layout for another development site which demonstrates the inclusion of SuDs for surface water conveyance. The FRA does say that swales and filter strips are options applicable to the development however, we require to see more commitment that these will actually be incorporated. For example, the FRA should include text along the lines of, '*swales, filter strips, water butts and permeable paving will be incorporated into the development*', and where possible, some commitment to the extents of these SuDS. For example, '*where practicable, every dwelling shall be fitted with a water butt*'. Also, where possible, indicative positions/extents

should be shown on the drainage layout plan (swales for example).

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. A permanently wet area is good for wildlife.



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 4)
- Inlets and outlets to be finished 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 outline 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, an outline planning application should include a few indicative sections. I would like to request that these are submitted.

Looking at the drainage layout plan, and with reference to the guidance above, a few comments spring to mind:

The basin has rather man-made rectilinear layout; this should be softened.

I suspect that the layout shown involves a tall bund on the downslope side, although until we see sections it is hard to tell. As set out above, perched basins and large bunds are to be avoided.

They look unnatural and also pose a risk in the sense of presenting a potential breach (bank failure) opportunity.

A more linear basin, working with contours, would sit better.

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. Here, the basin in conjunction with the swales and permeable paving should deliver adequate water quality provision.

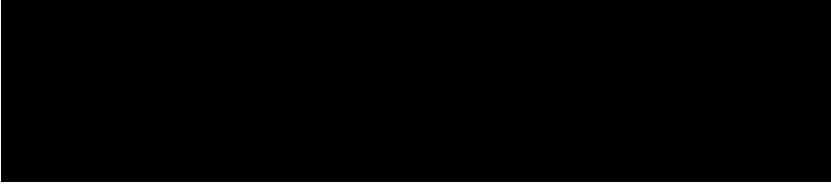
All SuDS proposals will need to be reviewed by the archaeologist.

Watercourses


Gloucester City Council requires that an 8 m corridor be kept free of development to each side of watercourses (measured from top of bank). This is achieved for Hempsted Brook (Black Ditch) as there is no development in this area. The 4 m corridor (4 m to each side) proposed for the smaller on-site watercourses is considered acceptable here.

These on-site watercourses currently have culverted sections due to previous infilling by the landowner. We require that these culverted sections are removed and the watercourses / ditches reinstated. This is in line with sections 3.5.39 and 3.5.40 of the City Plan. Currently, if the culverted sections block, the repercussions are minimal as flood would simply flow across the fields to the Hempsted Brook. However, in event that the site is developed, blockages could have more serious consequences.

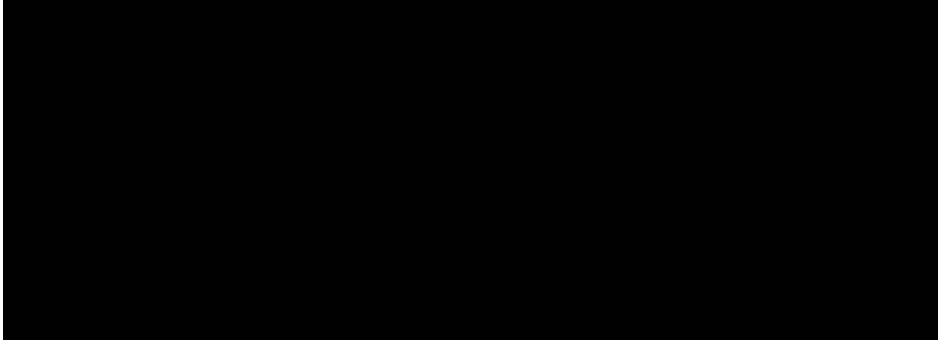




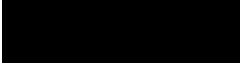
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Earlier email sent re site visit confirmation and issues you have raised.
Yes apologies re the badger information - as it was marked confidential on our system, therefore it wasn't available for the ecologist to view, but this was provided to her last week.
Regards



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Please could we hear back from you on the matters raised in my email of 15 June and could you also confirm safe receipt of the photographs/plan showing the displayed site notices.

We have reviewed the ecology comments received from Dr Elizabeth Pimley and will provide a formal response on the sufficiency of the GCN and bat surveys in due course. As regards the comment that badger documentation needs to be submitted, a hard copy was sent to you with the application documents but, for reasons of confidentiality, an electronic copy was not sent.

I've attached a copy of the confidential report. Please could you forward this to Dr Pimley for her comments.

Kind regards,





T: 01260 288 836 | M: 07912 669 429 | p.roberts@gladman.co.uk
www.gladman.co.uk



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Please find attached photographs of each of the five site notices together with a plan showing their approximate positions around the site.

The Notices are dated with today's date and are all now in position.

Kind regards,



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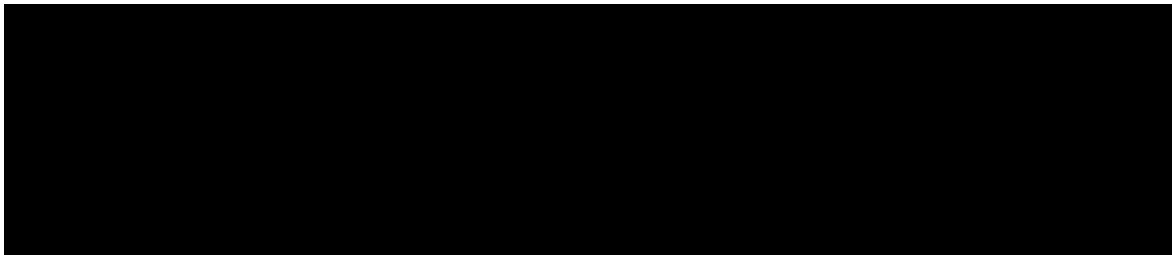
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Thanks for displaying the notices and the confirmation.
I will get back to you on the other issues – some need a little more thought and discussion.
Regards



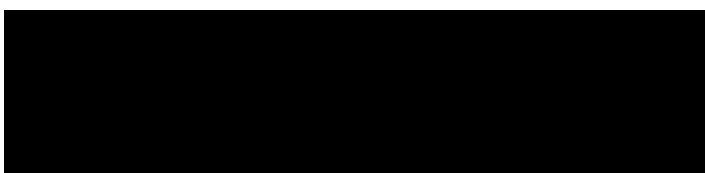
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Kind regards,



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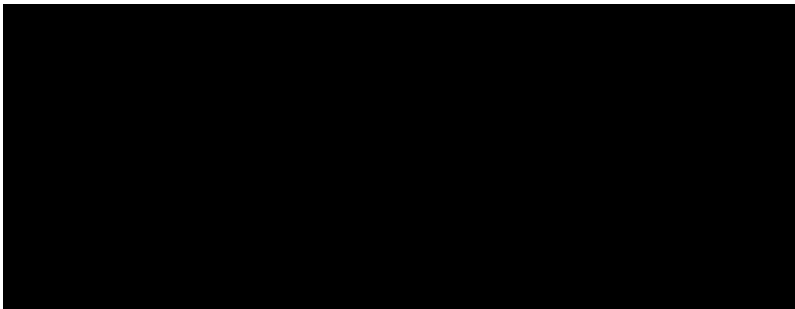
Yes each notice needs to be dated with the date that it is displayed to allow the 21 days to be defined.

Do you still have a blank copy ??? If not I can provide you with one.

When you have displayed the notice please email Development.Control@gloucester.gov.uk with the following details;

- Application reference number
- Date the site notice was displayed
- Locations where the site notice was displayed on a plan if possible
- Photograph showing the location of the site notice.

You are requested to remove the notice as soon as you receive notification of the Council's decision on your application.



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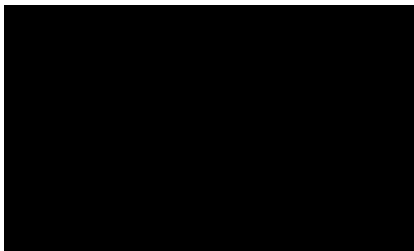
Subject: RE: Land at Hempsted, Gloucester 20/00315/OUT

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Do you require fresh notices to be erected with a date on them or are you content to take the date upon which the photograph was taken as being the start date for the 21 day consultation?

Thanks



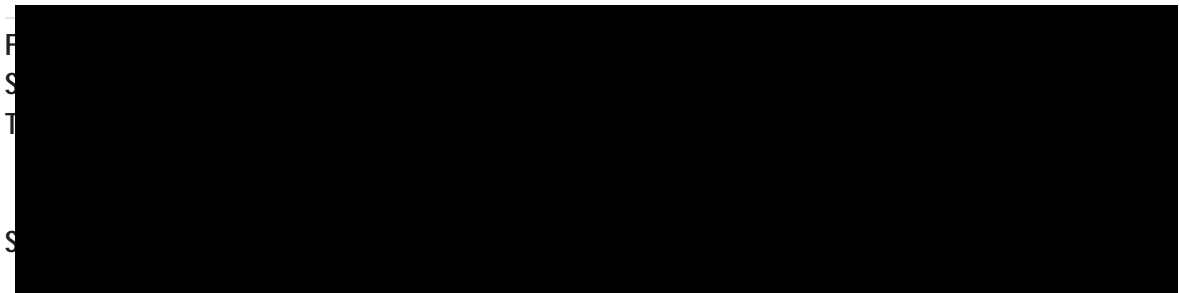
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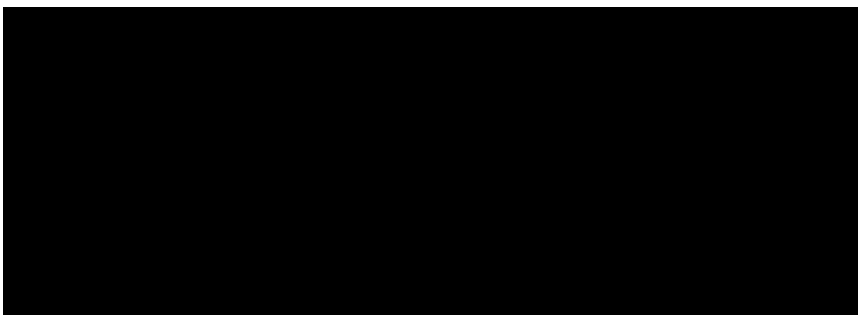


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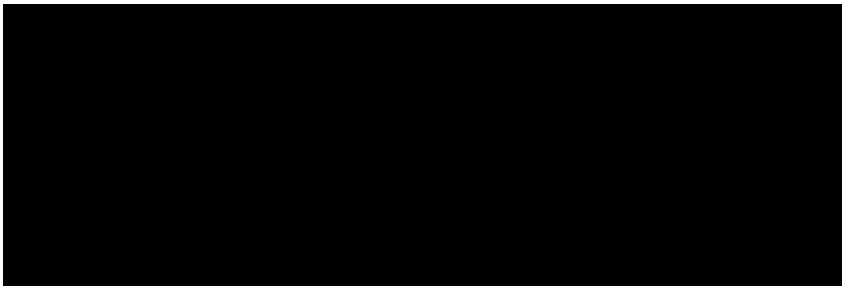


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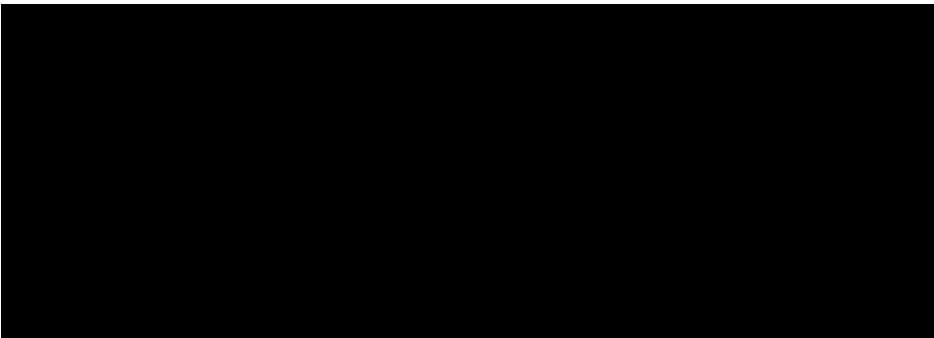


I don't appear to have received confirmation from you about the site notices being displayed. I have seen a photo of one of them and the notice isn't dated. This obviously has implications for the requirement for comments to be submitted within 21 days of the date of the notice. Please come back to me on this.

Thanks
Joann



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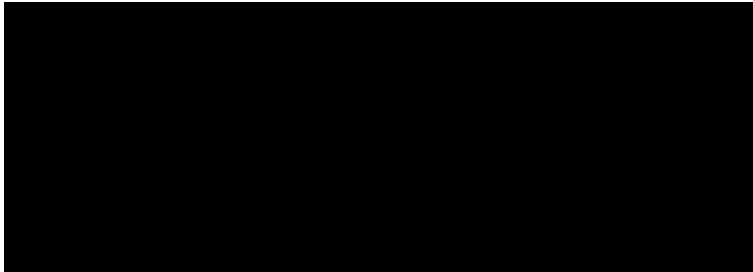
.co.uk>; Victoria

I will pass that onto my colleagues in the infrastructure team.
If you could put your questions to me in an email in the first instance that would be helpful.
Thanks
Joann



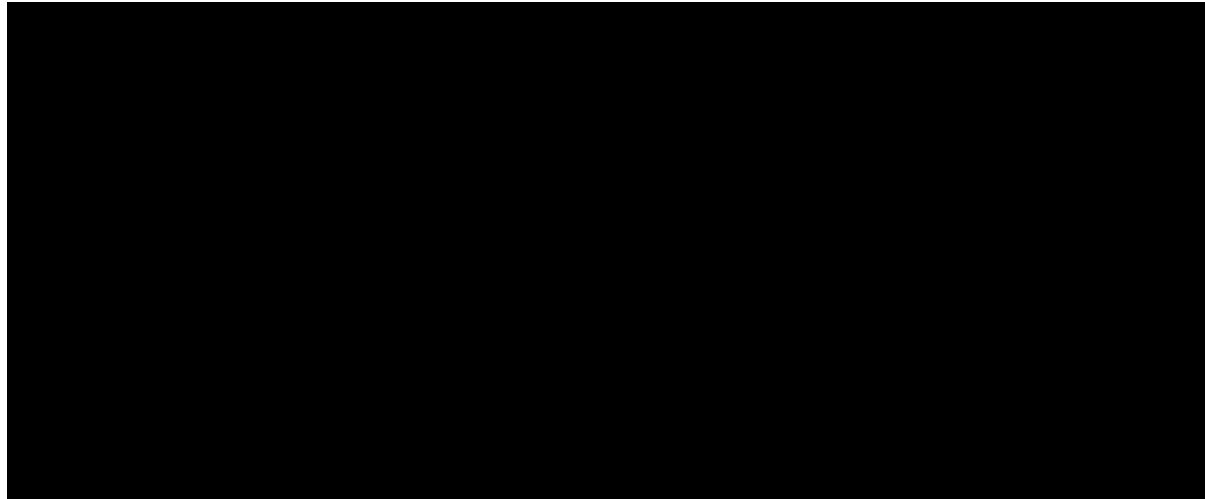
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Thanks
Joann



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Thanks for your email.



Thanks for your email. The matters we were hoping to go through with you are broadly:-

Site Notices

Copies dated 17 June are due to be displayed on site by Wednesday of this week; we will provide you with photographs and a site plan showing the location.

CLH Oil Pipeline

Fisher German have sent a letter of objection on behalf of CLH Pipeline asserting that consent should not be granted as the proposed development would restrict access to the oil pipeline for routine maintenance and in an emergency situation. I have copied you in on my response which explains that the pipeline and easement widths have been incorporated in the scheme design and that we would be happy to discuss further with CLH-PS and, if required, enter in to a Works Consent. I would hope this will be sufficient for them to remove their objection but we would also welcome your views.

Highways England (HE)

HE have no objection subject to a condition requiring that improvement works to the southbound slip road at J12 M5 have been completed. They state that these works are scheduled for later this year but we wondered whether you had any information regarding the timing of these works, in relation to the condition.

Conservation Officer

Alleges harm to the Conservation Area and setting but concludes that this harm should be weighed in the planning balance.

Archaeologist

Requesting a mix of trial trenching and geoarchaeological borehole survey. We would question whether this is necessary pre-determination and would propose a suitably worded condition. An email was sent to Andrew Armstrong on 2.6.20 (you were cc'd) clarifying points he had raised regarding the Desk Based Assessment.

Lead Local Flood Authority

No objection subject to fairly standard planning conditions.

Canal and River Trust

They are seeking a Section 106 contribution towards interpretation boards and wayfinding signage to the nearby towpath. Do you consider this request to be CIL compliant?

Public Right of Way (PRoW)

They require contributions towards resurfacing of the PRoW along the northern and eastern site boundaries and the permissive path between the eastern PRoW and Secunda Way.

Their request includes a new footbridge, kissing gates to replace stiles, anti-vehicle barriers. Again, do you consider these requests to be CIL compliant?

Worcester Regulatory Services

Fairly standard requests for a Phase 2 Site Investigation (post determination) and for electric vehicle charging points, low emission boilers, secure cycle parking.

Community Infrastructure

We have confirmed we are happy for the number of qualifying dwellings to be taken to be 227. This is of course subject to the caveat that the application is only outline at this stage and the proposed mix may change at RM.

Mineral and Waste Policy

Require further information including a Mineral Resource Assessment and Site Waste Management Plan and more commitment in the Waste Minimisation Statement. We would welcome discussions around the scope of any additional reports and the opportunity to agree suitably worded conditions.

Landscape

Objection, the key points seeming to be that the edge of Hempsted village would be extended to the south and its apparent and actual size increased. Alleges adverse effects on nearby receptors, landscape character and views, and believes that these could not be fully mitigated over time. We would welcome your views on the landscape officer's comments, and how they will be treated in the planning balance.

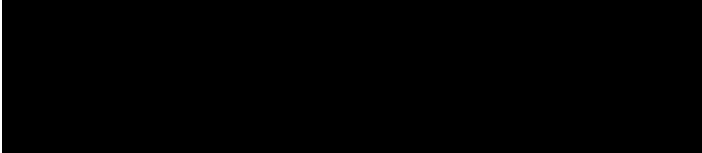
The key statutory consultee responses we seem to still be waiting on are from Highways, Education, Planning Policy, Environment Agency and Environmental Health (if provided separately to Gloucester Regulatory Services' comments). Please could each of these be chased.

Please could we have your comments on the above matters or, alternatively, a couple of potential dates for us to have a Teams meeting to discuss.

I look forward to hearing from you.

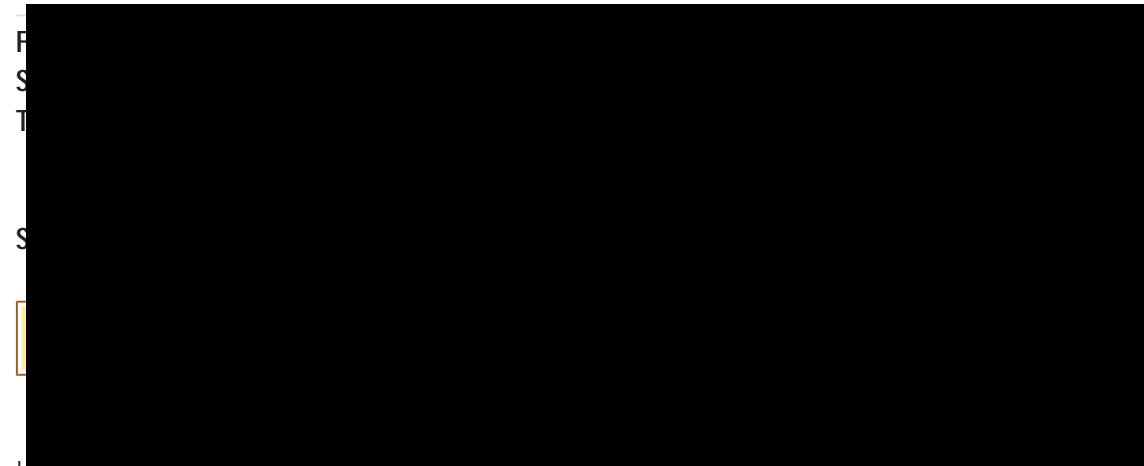
Regards,





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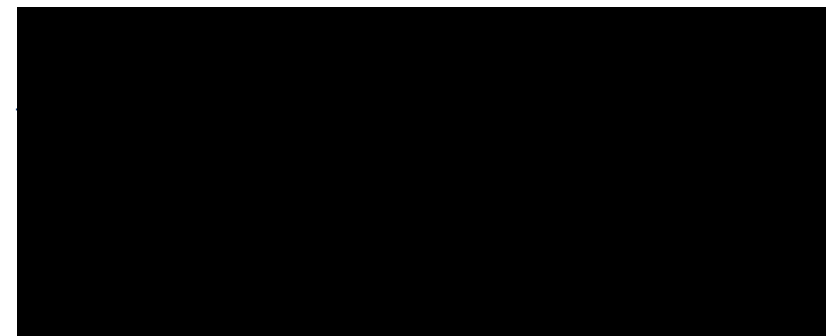


I will pass that onto my colleagues in the infrastructure team.

If you could put your questions to me in an email in the first instance that would be helpful.

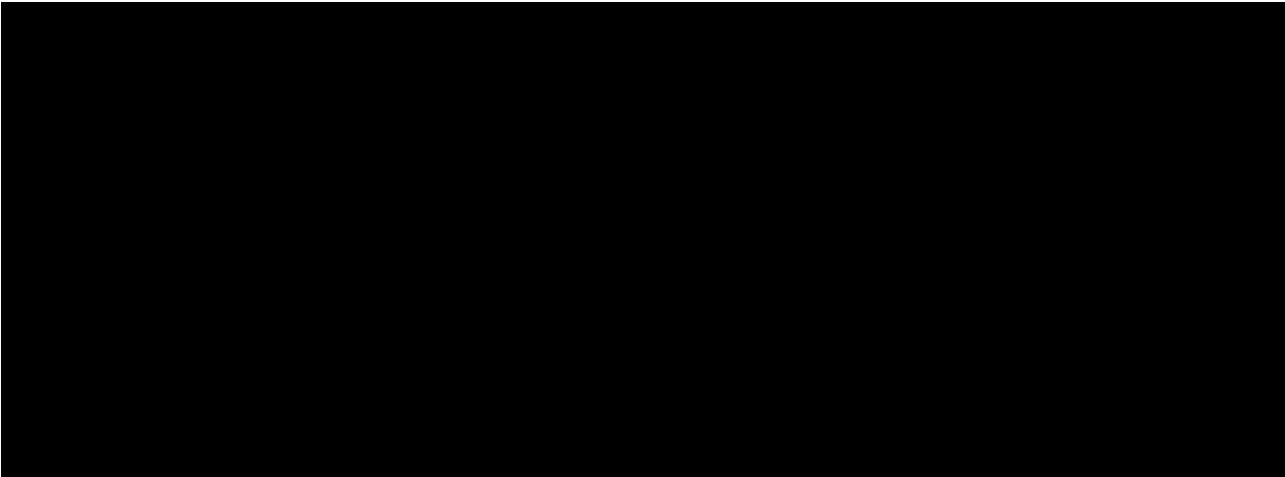
Thanks

Joann



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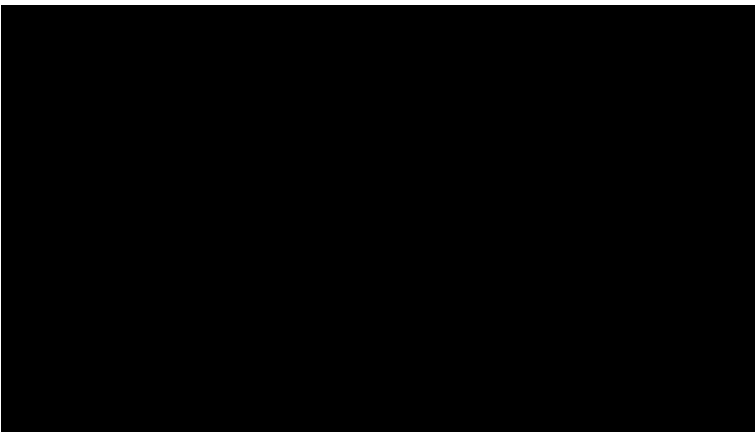


Thanks for your email.

In response to the question raised by the County Council's Infrastructure team I can confirm we are happy for the number of qualifying dwellings to be taken to be 227. This is of course subject to the caveat that the application is only outline at this stage and the proposed mix may change at RM.

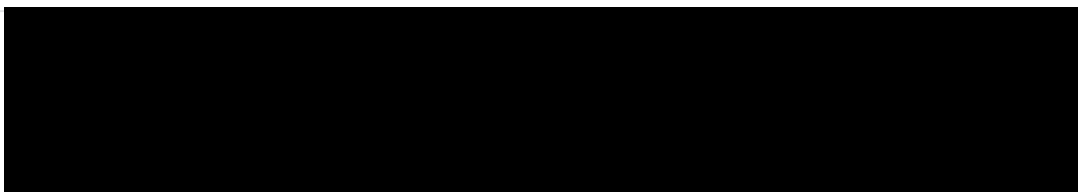
There are a few other matters we would like to discuss with you if at all possible. Are you available to join a Teams meeting later this week/early next week?

Kind regards



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Hello both

My colleagues at the County Council Community Infrastructure section have asked the following question and I would be grateful for your response so that I can pass onto them please:

The total as stated as 245 dwellings but are you able to state the number of qualifying dwellings for this (ie 2 bed or more)? We have checked the associated documents on the planning portal on the Gloucester City website for this development and although we have not got around to searching through each document attached to it, we've looked at the Confidential Statement of Community Involvement and the Affordable Housing Statement but we cannot see the breakdown of dwellings so that we can establish the number of qualifying dwellings.

In the Gladman's pre-app which I mentioned to you previously which you and I decided was the pre app for this application, the number of qualifying dwellings was described as 227. Is there any chance of confirming the qualifying dwelling number for this application 20/00315/OUT out of the total of 245 dwellings. Is it still 227 as qualifying as was at the pre-app stage?

Many thanks

[Redacted]

[Redacted]

cer

Place
Gloucester City Council
Shire Hall
Westgate Street
Gloucester, GL1 2TG

[Redacted]

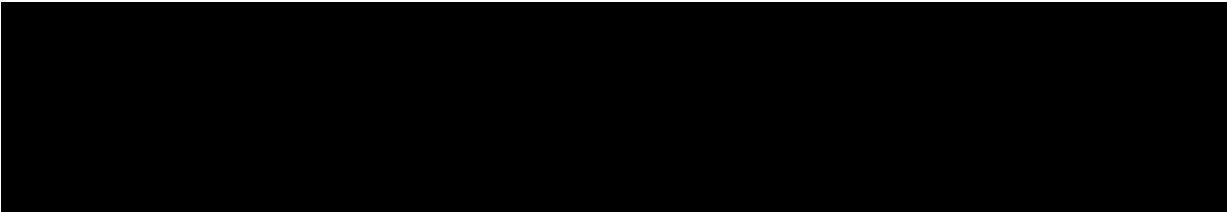
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Hello both

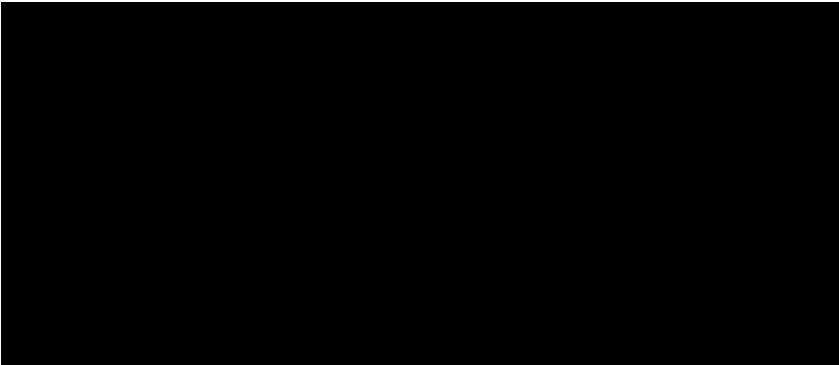
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Many thanks



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[REDACTED]

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Hello both

My colleagues at the County Council Community Infrastructure section have asked the following question and I would be grateful for your response so that I can pass onto them please:

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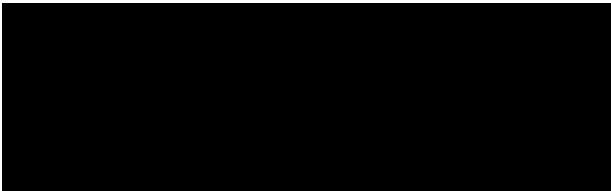
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Many thanks

[REDACTED]

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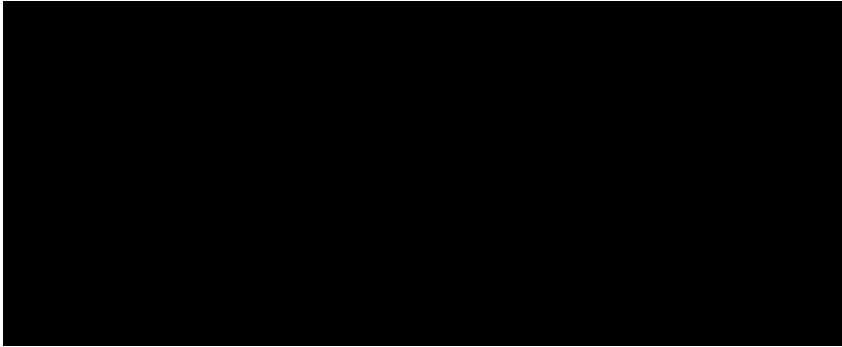


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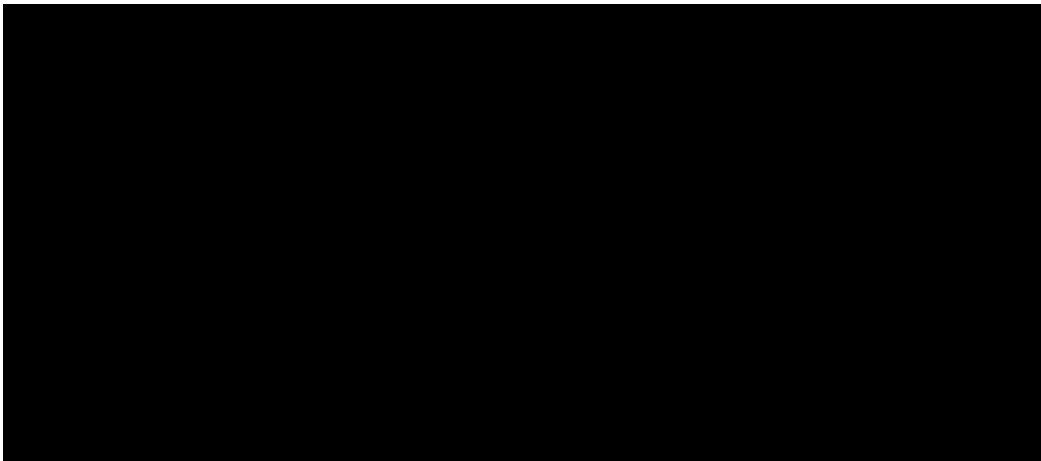
Hello,

These are just being put together and will be sent across asap.

Regards



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s or open
f in doubt


Please could I trouble you to send us the site notices.

Many thanks,

Kind regards







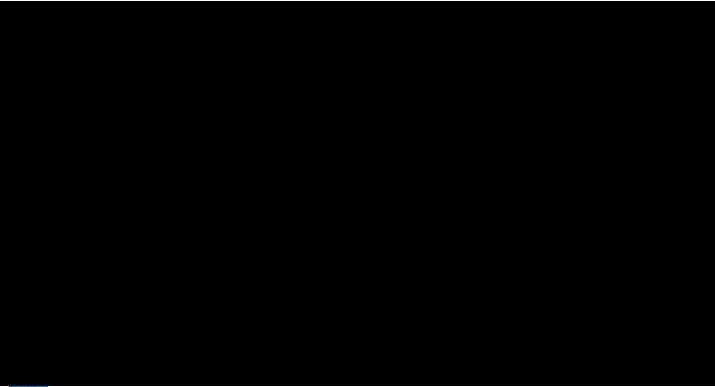
Pete Dutton and Chris Lee are the planners and I'm the project manager. If you could email all three of us on any matters that will hopefully avoid any repeat of the situation we've had today.

The suggested locations for the site notices are agreed. I've shown these, marked as black squares, on the attached plan and we will try to fix notices as close as practicable to these positions.

Please could you send a copy of the site notice and we will arrange for copies to be printed, laminated and fixed.

Many thanks,

Regards



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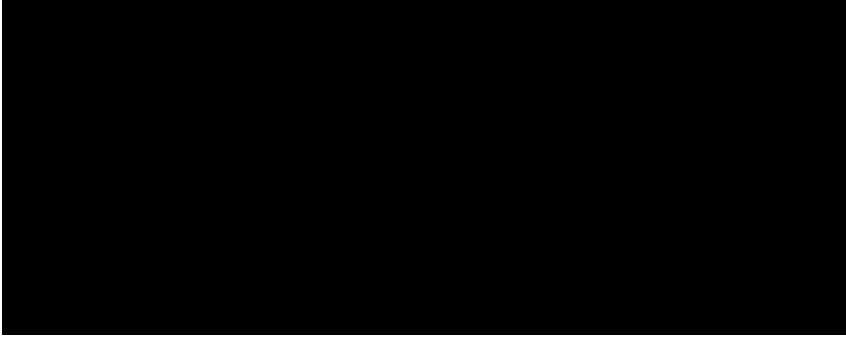
Sent: 20 May 2020 14:22



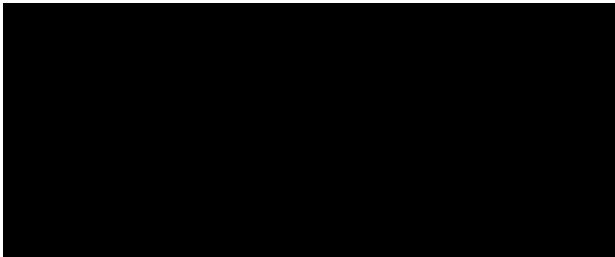
Hello

Could you please confirm who is the contact for the application please. This will make it easier to ensure that emails are going to the right person, I can update the system and prevent any further confusion.

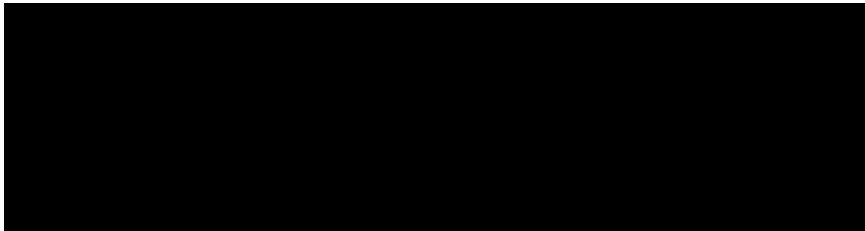
Thanks



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Joann Meneaud
Principal Planning Officer



by binding agreement and we do not accept service of court proceedings or any other formal notices by email unless specifically agreed by us in writing.



[Redacted]

Jo
Pr
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[Redacted]

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From
Se
To:
Su

[Redacted]

H

Can we agree the locations for the site notices please:

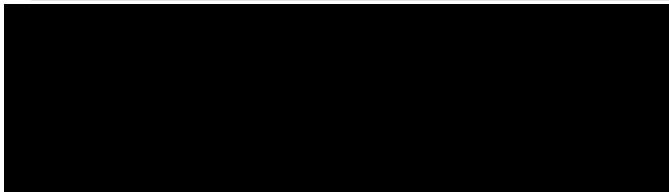
I would suggest the following;

- The gateway opposite 151/153 Hempsted Lane
- Between Oak Cottage and Coppins on Rea Lane
- Outside 164/166 Hempsted Lane
- The end of the path where it meets Rea Lane at the north west corner of the site.
- Nearest lamp post to the south corner of the site along the A430 (Hempsted bypass).

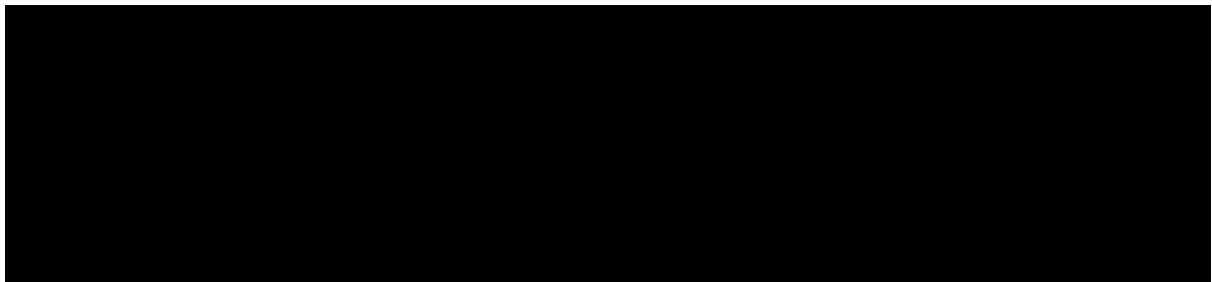
Thanks

[Redacted]

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Thanks for the confirmation

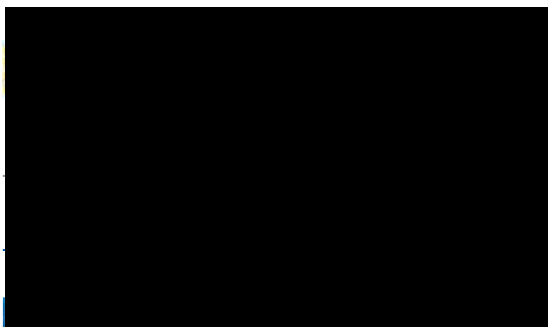


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Yes, we'd like you to use the more recent and updated WMS and display this on the public access system.

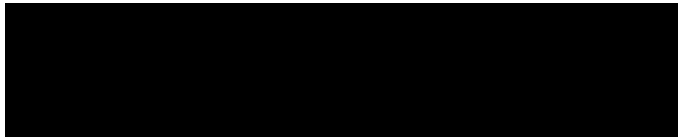
Kind regards



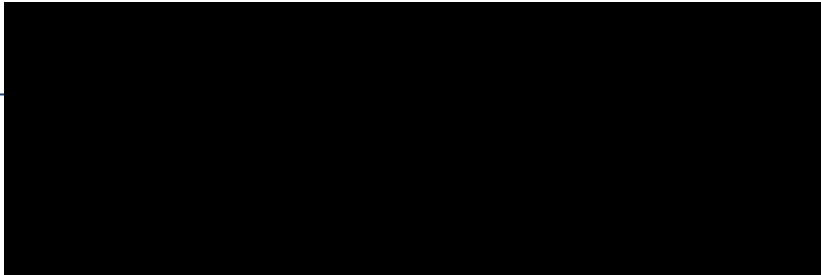
[an.co.uk](#)

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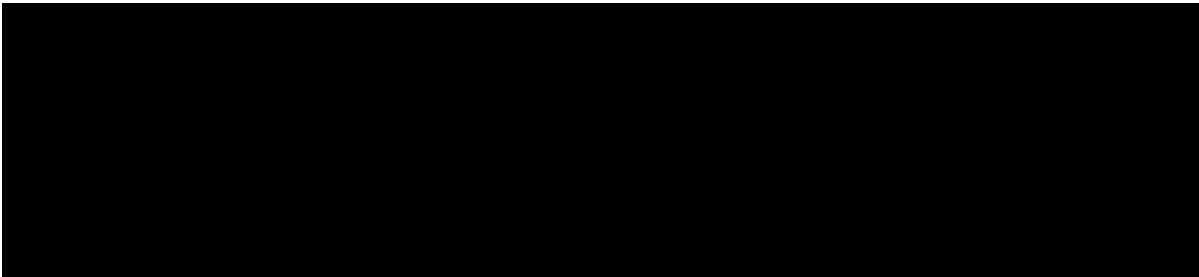
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It is being done at the moment.
Site notices should be ready by tomorrow.
I will update you later today/tomorrow.
Regards
Joann



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Sorry to be chasing again. Please could you let me know whether the application is now validated (and if not, when you think it will be) and can you send the Site Notices over to us so that these can be displayed.

I look forward to hearing from you.

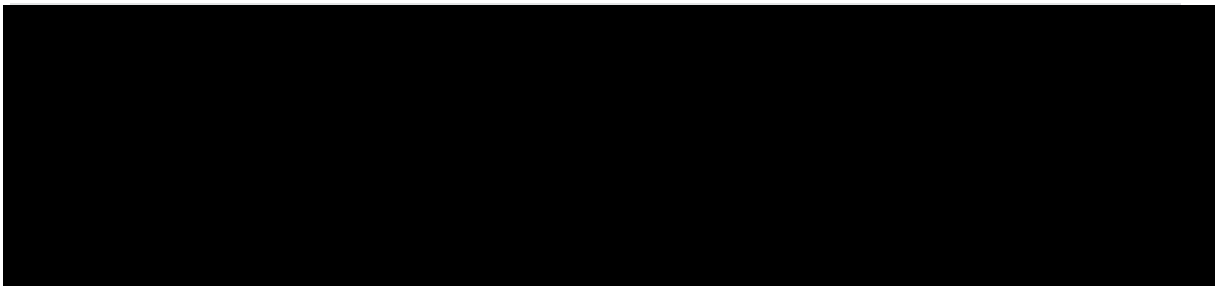


As you have provided an updated and more detailed WMS, are you happy for me to “ignore” the previous document (as attached) and therefore it would not be displayed on the Public Access system (so as not to cause confusion)

If you could confirm please.

Thank You

Joann



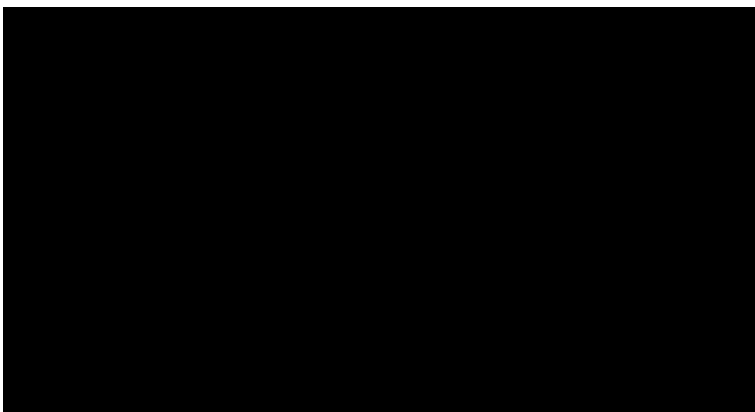
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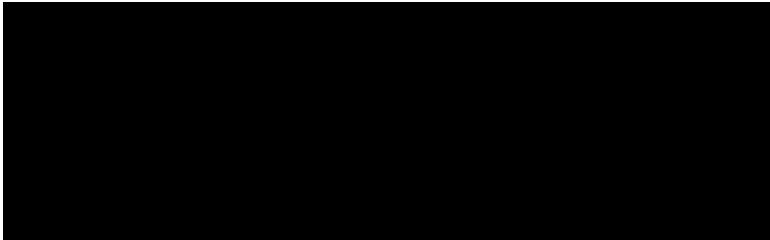
Further to your previous correspondence with my colleague Rachael Evans and our conversation yesterday, please find a revised Waste Minimisation Statement for our application at Hempsted Lane, Gloucester attached.

I would be grateful if you could confirm that you now have all of the necessary documents to enable the application to be validated.

Kind regards



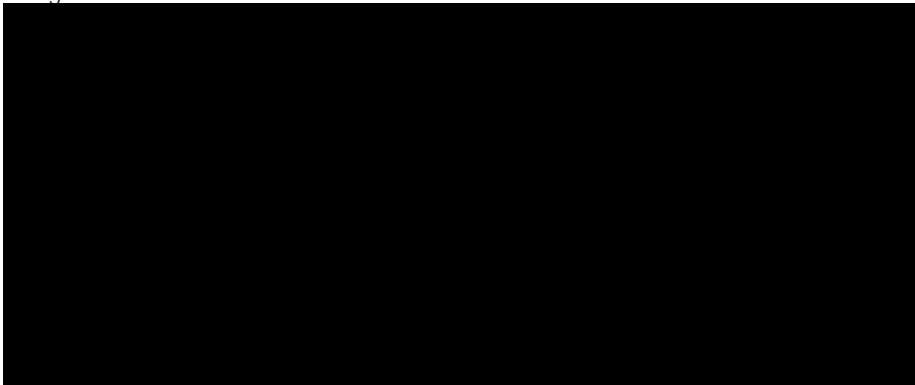
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Many thanks for making the changes to the document, so that this can now be published to the Public Access system without breaching the GDPR regulations.

The original document will be retained on the Councils internal filing system and marked as confidential and not for publication.

Regards

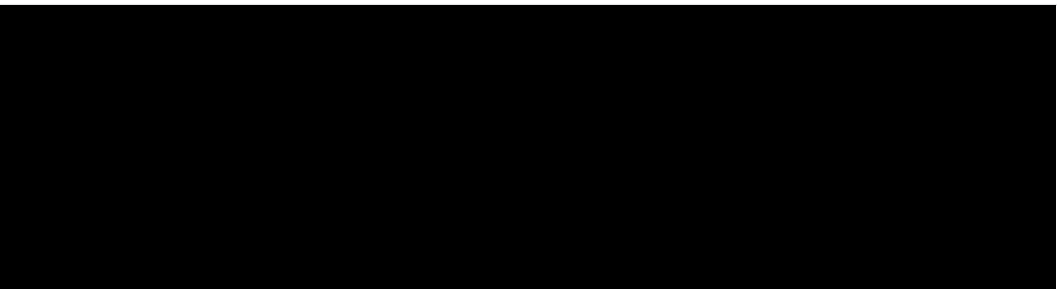


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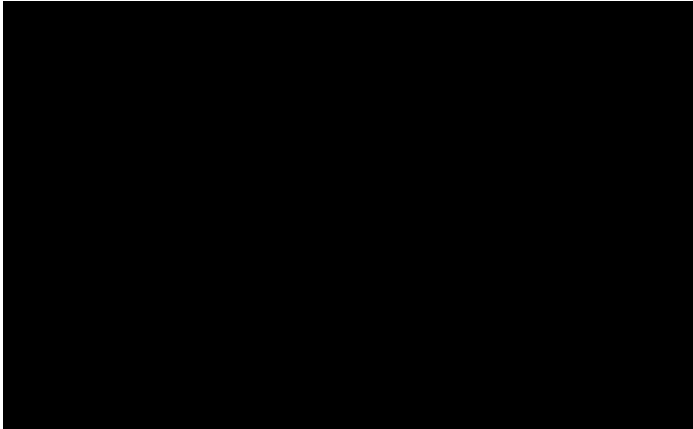


Please find attached a redacted version of our submitted Statement of Community Involvement.

We look forward to hearing from you with confirmation of validation and an electronic copy of the Site Notice.

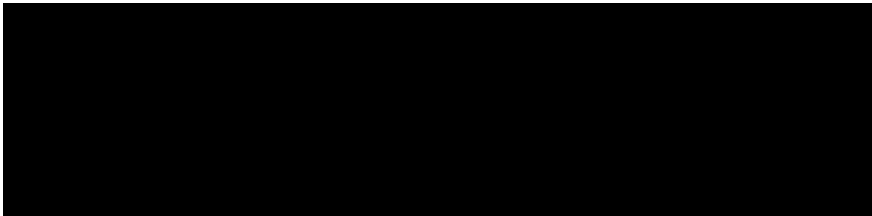
If you have any questions or require any further information please let us know.

Kind regards



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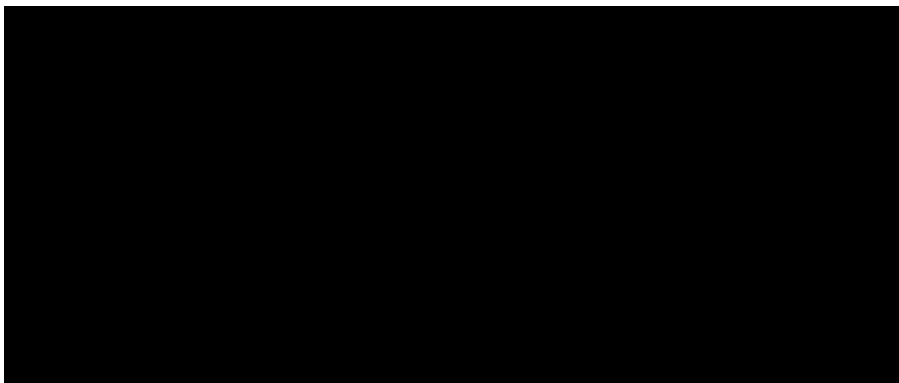


Hello,

Thanks for the attachment which I shall review and get back to you shortly.

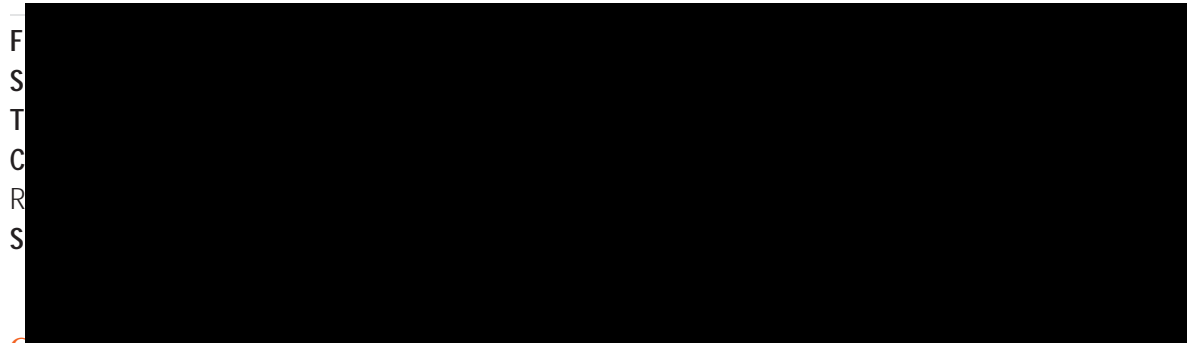
Also just to let you know that in order to limit the spread of the Coronavirus (Covid-19), we are following Government advice on social distancing and avoiding non-essential travel. Therefore, site notices will be sent to applicants to display (with instructions) and will not be displayed by officers. Neighbour letters and media advertising will happen as normal.

Regards



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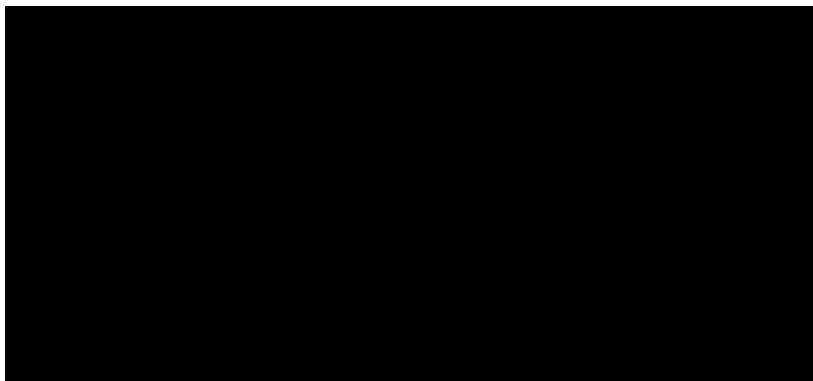


Further to your previous correspondence with my colleague Rachael Evans and our

conversation yesterday, please find a revised Waste Minimisation Statement for our application at Hempsted Lane, Gloucester attached.

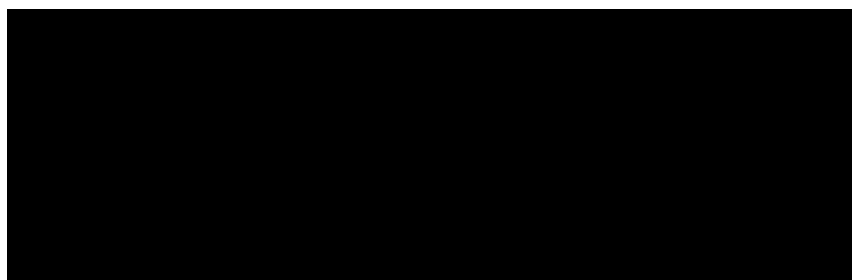
I would be grateful if you could confirm that you now have all of the necessary documents to enable the application to be validated.

Kind regards



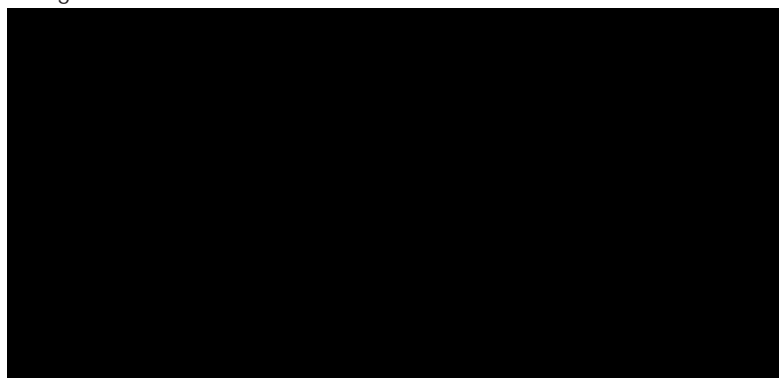
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Yes it was this as attached.
My view was that it did not meet the requirements

Regards



legally

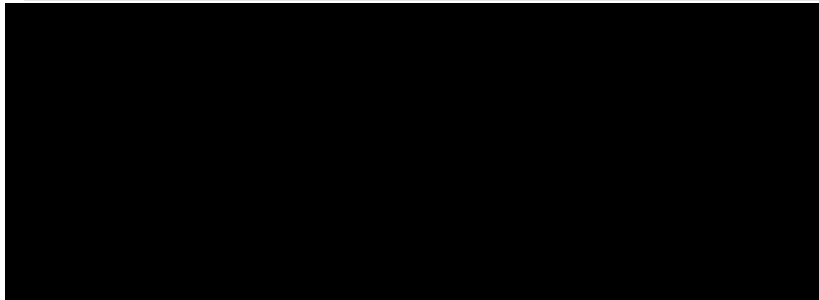
binding agreement and we do not accept service of court proceedings or any other formal notices by email unless specifically agreed by us in writing.

<image001.gif>

<image002.gif>

<image003.gif>

<image004.jpg>



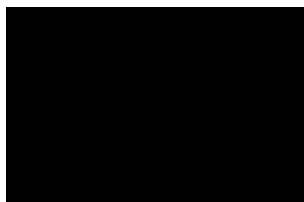
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It wasn't submitted as part of the original submission but was submitted further to your email about our application being invalid. The document was sent with the energy statement which was also requested.

I am not at my computer at the moment but will try and resend the document later on today.

Kind regards



TPI



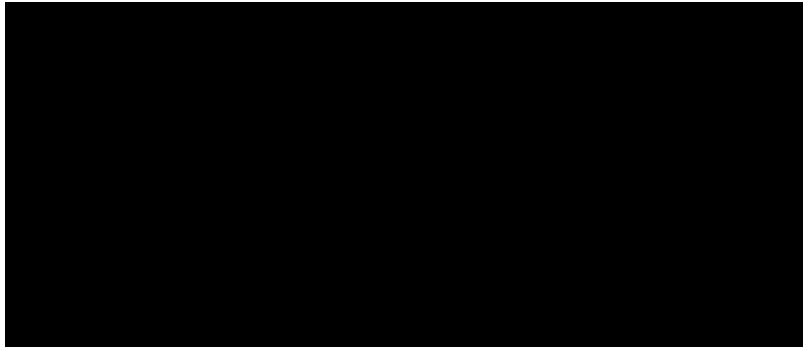
Was that in the original submission ???

It doesn't appear to be referred to in your covering letter

and it didn't see it in the documents, apologies if I have missed it?
Please can you clarify.

Thanks

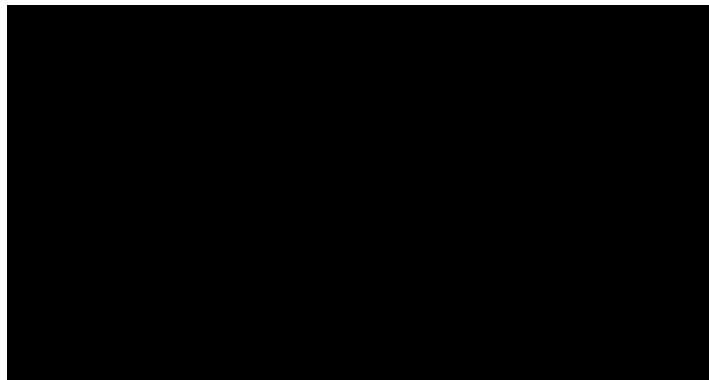
Joann



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[image001.gif](#) [image002.gif](#) [image003.gif](#)

image004.jpg



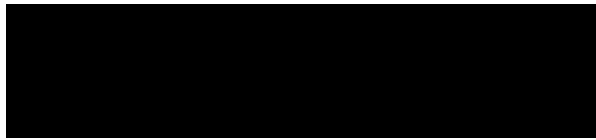
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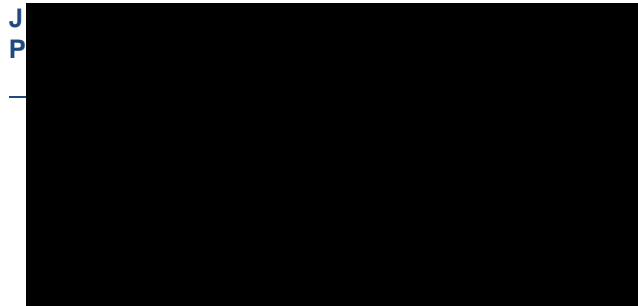
I spoke to my planning colleagues yesterday and we submitted a waste minimisation statement albeit we called it a waste management plan. I understand that the content contained within the report address the points raised in your earlier email.

If we need by I change the title of the report then that is something we can do albeit the content within the report will not alter from that which has been submitted.

Kind regards



Many thanks – I will wait to hear from you

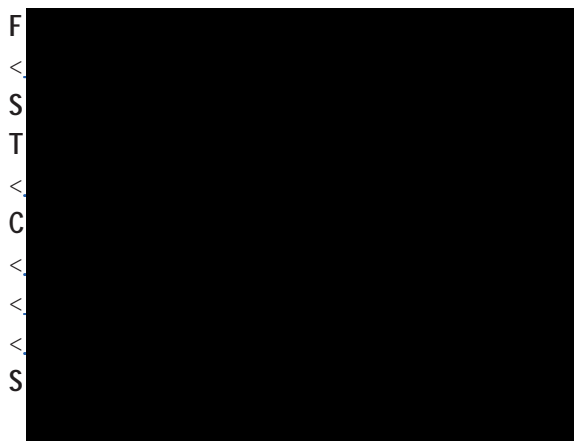


Gloucester,
GL1 2TG

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[_image001.gif](#) [_image002.gif](#) [_image003.gif](#)

image008.jpg



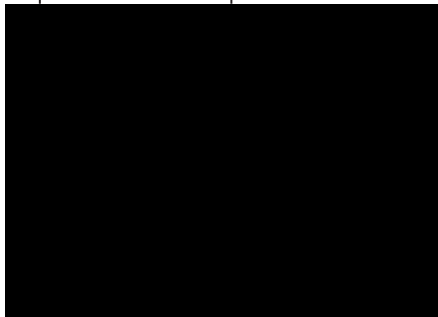
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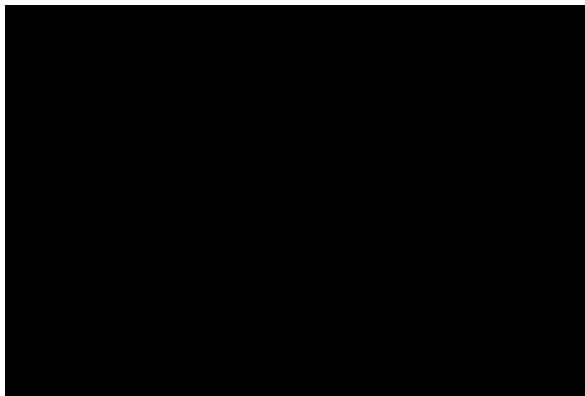
Thanks for sending this across. We shall review below and get something back to you asap.

Kind Regards,



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Hello Rachel,
Thanks for the email and attachments.
I do need to come back to you on the requirement for a Waste Minimisation Statement, to enable us to validate the

application.

A WMS is a requirement under our validation checklist and it was also set down as a requirement in our pre-app response.

Our validation checklist says:

WMS required for any proposal for either 10 or more dwellings (or residential development on a site larger than 0.5 hectare), or for any other type of development where the floor-space exceeds 1,000 square metres or the site area is 1 hectare or more.

The strategy needs to demonstrate how any waste arising during the demolition, construction and subsequent occupation of the development will be minimised and sustainably managed.

Further guidance is available in [Waste minimisation SPD](#) [Minor Development waste minimisation leaflet](#)

The County's WMS SPD 2006 is at the following link

<https://www.gloucestershire.gov.uk/media/5850/adopted-spd-12849.pdf>

It clearly says for major development:

you are required to submit a Waste Minimisation Statement to the local planning authority as part of your application. This is not something that can be prepared and submitted at a later date.

And that for outline permissions

1.19 Where the precise details of a development are undecided, for example when an outline planning application is submitted, a broad WMS should be prepared by the applicant. This will be submitted alongside the outline application and set down the principles for managing

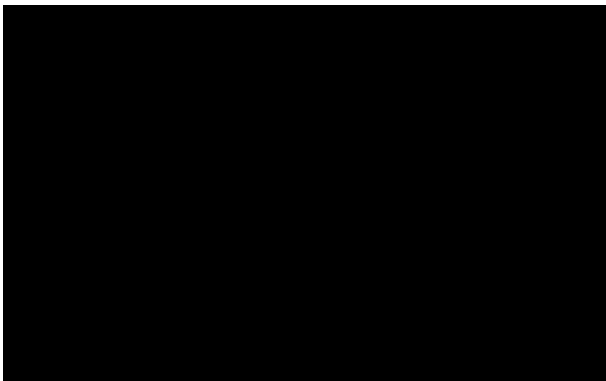
waste on site. It should contain a clear commitment to action and achieving high standards. This will provide the framework for a more detailed statement setting out tonnages, methods, destinations and timescales to be submitted as part of the reserved matters applications. Both elements of the WMS need to conform to the requirements set out in this SPD.

And if a WMS is not submitted

1.20 If a developer for major development fails to submit a WMS then the application should not be registered as valid until a WMS is submitted. Under the ODPM 'Best Practice Guidance on the validity of planning applications' (March 2005) local planning authorities should give consideration to adopting a practice whereby planning applications for 'major' development that are not accompanied by a WMS will not be registered as valid. This will ensure that a WMS is submitted alongside applications for major development

I look forward to hearing from you.

Regards

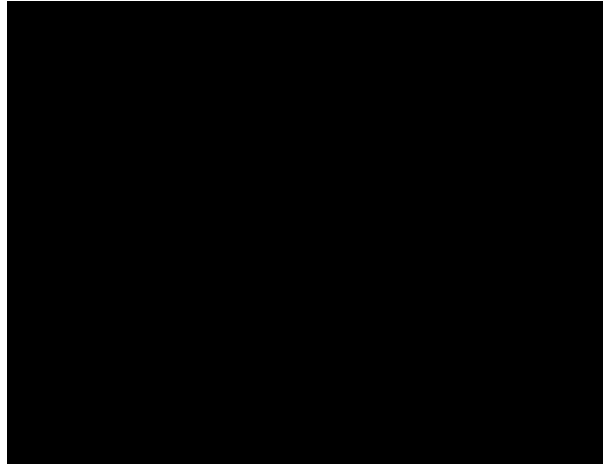


Gloucester,
GL1 2TG

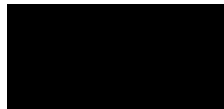
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I hope this e-mail finds you well.

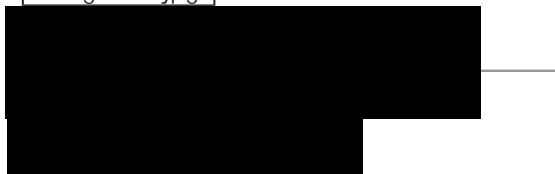
As per our e-mail exchange last week, please find attached as requested an Energy Statement, Waste Management State and Management Plan in relation to our application at Hempsted Lane, Gloucester.

I look forward to receiving confirmation that the application is now valid now that all previously outstanding validation issues have been addressed.

Kind Regards,



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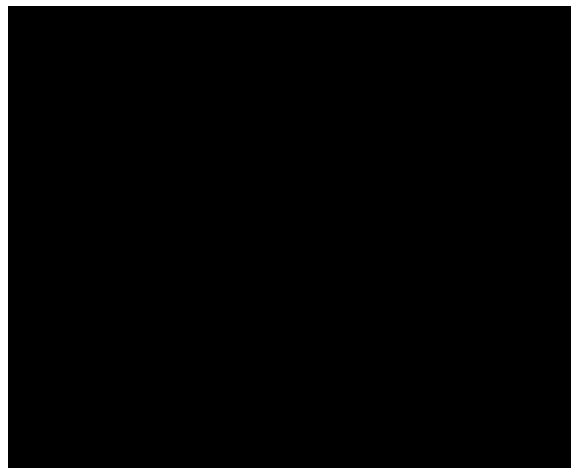




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Thanks for your e-mail.

Please find attached the application form with the site address on. Apologies, this was my oversight.

In terms of the waste minimisation statement, management plan and energy statement, I will need to get back to you next week as to where these documents are.

In regards to the cover letter, item 12. Confidential, is the appendix which relates to the badgers. I sent this across the other day but for completeness, I have attached again.

Item 13, BMV (Best Most Versatile) is the soils and agricultural report which you have received. For completeness, I have attached again.

As part of our community engagement, we include on our leaflets (see attached) a fair processing note which clearly states how we use data. The note is as follows:

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.

In terms of the skills and employment plan, we will review the content however, as the document has been submitted, I trust that this will not preclude the validation of the application.

I will get back to you early next week regards to the waste minimisation statement, management plan and energy statement.

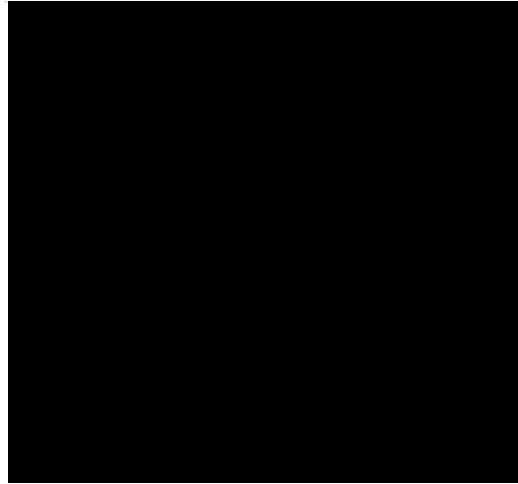
Kind regards,

A large black rectangular redaction box covers the signature area. To the left of the box, there are several small, vertically aligned blue brackets. To the right of the box, a thin horizontal line extends across the page.

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Thank you for the plan and confirmation re EIA letter.

It is my opinion that the application is currently invalid for the below reasons. I will send this to you in a formal letter, but thought it would be helpful and quicker for you to have this in an email in the meantime.

1.Question 1 on the application form has not been completed with an address.

2.I can not find information relating to requirements under our validation checklist and as requested in our pre application advice to you:

- Waste minimisation statement
- Management plan
- Energy statement

If I have missed these or they are within other reports please let me know.

In addition to the above , I need some

clarification relating to the documents submitted and those referred to in your covering letter. For ease I have copied from your letter below and highlighted

1. Residential dwelling supplementary information template
2. Location Plan
3. Development Framework (GM10710-012)
4. Design and Access Statement
5. LVA
6. Planning Statement
7. Socio economic report
8. Skills and Employment Assessment
9. Transport Assessment (Access Plan included in TA – drawing P19105-00-03)
10. Travel Plan
11. Enhanced Ecology Appraisal
12. Confidential
What is this referring to – is it the additional ecology information submitted separately by email ???
13. BMV report
I cant see this as a submitted report
14. Arboricultural Impact Assessment
15. Phase 1 Geo Environmental Report
16. FRA
17. Foul Drainage Analysis
18. Noise Assessment
19. Air Quality Assessment
20. Heritage Statement
21. Geophysical Survey
22. Odour Assessment
23. Cordon Sanitaire report
24. Utilities Statement
25. Statement of Community Involvement
26. Topographical survey
27. Affordable Housing Statement
28. EIA Screening Letter

I also note that there is a Soils and agricultural quality report submitted, but that doesn't appear to be on the list.

Can I please ask you to provide a copy of the community statement without the names, addresses and postcodes of responses received. I also note that the statement includes a personal email address for Christine Pullen – please can this be completely deleted. This will ensure that the new document can be published to the Public Access system without any breach of personal data.

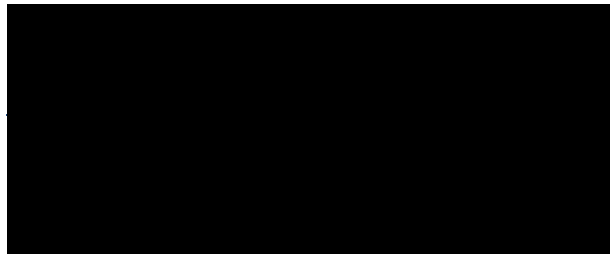
I note the content within the Skills and employment plan. We do now have further advice on such plans at the following link on our website

<https://www.gloucester.gov.uk/business-economy/employment-and-skills-plans/>

It would be helpful if your plan included basic principles as per the guidance.

Please let me know if you have any questions in relation to the above.

Regards
Joann



Westgate
Street
Gloucester,
GL1 2TG

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I have spoke to the planners this morning and unfortunately, there is an error within the letter and we **did not** send a copy of the letter to the Planning departments generic e-mail box.

In regards to the access plan, please see the attached which has been extracted from the TA.

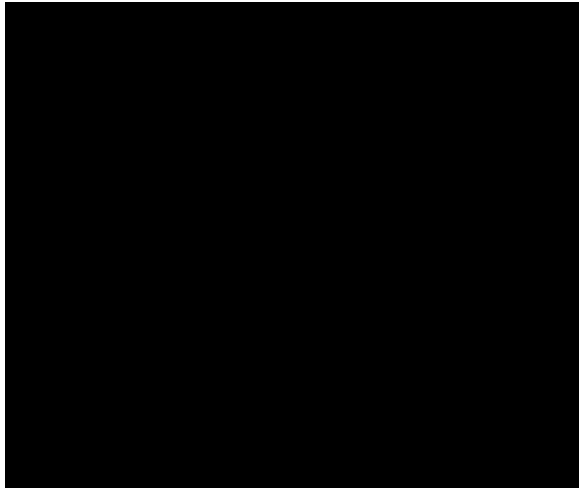
Kind Regards,



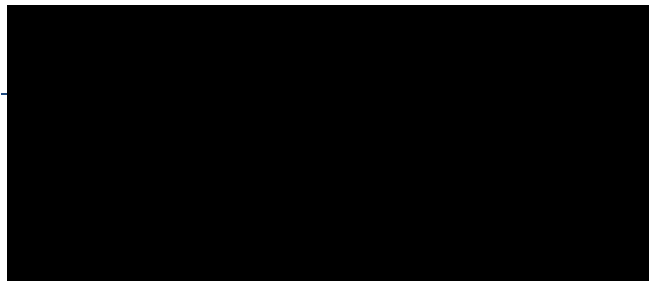
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I note that the EIA screening letter says it was emailed to our generic inbox. Could you confirm the date and sender please, as our support team are unable to locate it. It would also be really helpful to have a stand alone copy of the access plan (Drawing Number: P19105-00-03) so that this can be easily located on the Public Access website. Sorry to hear about the furlough
Regards
Joann



Street
Gloucester,
GL1 2TG


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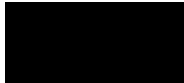
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Sent: Tuesday, April 7, 2020 9:42 AM



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Many thanks for this confirmation.

I have attached a copy of the badger report which is confidential (appendix 4 of the EclA). I would be grateful if this could be sent to the Councils ecologist with the EclA however, would appreciate if the document was not uploaded to the Councils public access system due to the sensitivity of information contained within the report.

On a separate note, I am being put on furlough at the end of the month for an indefinite period. As such, please can I ask that my colleague Christien Lee is copied into any correspondence as should you require any further information / clarification on the application, Chris or another colleague will be in a position to assist you.

Kind Regards,




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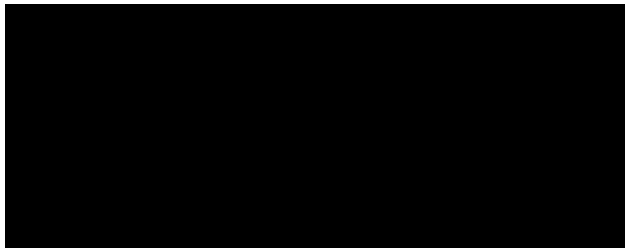
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I can confirm that we have received the application and it is current being registered. I will be in touch again, once we have checked the submission and are able to confirm its validity.

Regards



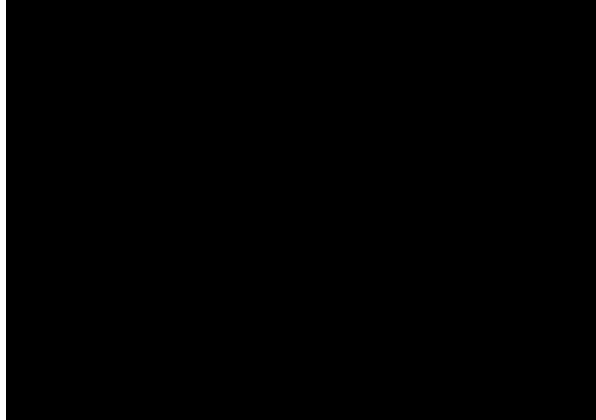
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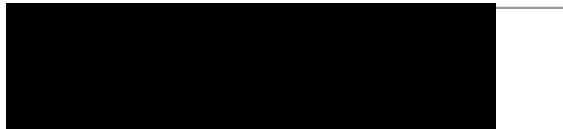
I hope this email finds you well.

As you will be aware, we have submitted a planning application for residential development on Land at Hemspted Lane, Gloucester. As the pre-app was with yourself, I am working on the assumption that you will be dealing with our application going forward. On that basis, please find attached a letter in relation to the COVID -19 Pandemic and our application. I would be grateful if a copy of the letter could be put on the application file.

We are following Government Guidance and as such, whilst I am working from home, it is very much business as usual. I have all the technology in place so please feel free to contact me by phone, email (even MS Teams) should you wish to

discuss.

Kind regards,



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<Waste Management Statement.pdf>