

ADDITIONAL REPRESENTATIONS SHEET

Date: 15 February 2022

The following is a list of the additional representations received since the Planning Committee Agenda was published and includes background papers received up to and including the Monday before the meeting. A general indication of the content is given but it may be necessary to elaborate at the meeting.

Item No	
5a	<p data-bbox="284 539 459 566">21/00976/OUT</p> <p data-bbox="284 602 922 629">Land Off Brook Lane , Twigworth/Down Hatherley,</p> <p data-bbox="284 665 711 692">Updated Consultation Responses</p> <p data-bbox="284 728 596 754">Local Highway Authority</p> <p data-bbox="284 790 1350 943">Following the Planning Committee in January the Local Highway Authority asked the applicant if they could explore the possibility of footway improvements between the site and the bus stops on the A38 by the junction of the A38/Down Hatherley Lane junction. The applicant submitted further information on this matter and following review and further consideration the Local Highway Authority have submitted revised comments.</p> <p data-bbox="284 978 1361 1216">The applicant has identified a need to provide tactile paving at the junction of Norton Garden Centre, and have agreed to a S106 contribution to fund these works. The Local Highway Authority explored whether it would be possible to widen the footway in this location, as it is recognised that certain sections are narrow and do not fully meet the required standard. It is evident from a site visit that some of the current narrowing is due to a build up of vegetation, and the clearance of this is a highway maintenance issue which can be addressed by the Local Highway Authority. Further substantial works to the footway is not considered achievable as this would require the narrowing of the A38.</p> <p data-bbox="284 1252 1342 1341">As the applicant has offered to provide a contribution to fund the tactile paving this should be secured via the S106 and not secured via condition, as previously recommended. As such, an amendment to Condition 23 to reflect this change is recommended.</p> <p data-bbox="284 1377 612 1404">Twigworth Parish Council</p> <p data-bbox="284 1440 1305 1529">A copy of the document titled 'Flood Risk in Twigworth - A record of failure', which was submitted by Twigworth Parish Council prior to the Planning Committee in January, is attached in full.</p> <p data-bbox="284 1565 469 1592">Officer Update</p> <p data-bbox="284 1628 1345 1744">At the time of writing the updated committee report there was two outstanding matters still to be resolved; the affordable housing tenure and whether there should be a requirement for the developer to provide a minimum 10% biodiversity net gain. An update on both is provided below:</p> <p data-bbox="284 1780 632 1807"><u>Affordable Housing Provision</u></p> <p data-bbox="284 1843 1334 1933">Following continued negotiations, the applicant has agreed, on a without prejudice basis, to provide the Affordable Housing tenure and mix as requested by the Council's Housing Strategy and Enabling Officer. For clarity, this is:</p> <p data-bbox="284 1968 671 1995">35% on-site provision, of which -</p> <p data-bbox="284 2031 751 2058">70% of the units would be social rented</p>

30% of the units would be Affordable Housing for sale (shared ownership).

In addition, 50% of the affordable units as a minimum should be M4(2) standard-former lifetime homes standard and 5% of the affordable homes should be M4(3)B Wheelchair accessible and fitted ready for occupation on completion.

Officers consider the proposed scheme to be policy compliant and the Council's Housing Strategy and Enabling Officer has confirmed the proposal would be acceptable.

Should permission be granted, this obligation, along with details of the clustering, would need to be secured via a legal agreement.

Biodiversity Net Gain

As detailed in paragraph 7.72 and 8.2 of the committee report discussions continued between officers in terms of the requirements of the emerging Policy NAT1 of the Main Modifications Tewkesbury Borough Plan (MMTBP) which expects all development to deliver a minimum biodiversity net gain of 10%. Given the MMTBP remains an emerging plan and as there is an unresolved objection to this emerging policy, officers consider in this instance the requirement should be to contribute positively to and provide net gains for biodiversity in accordance with requirements of Policy SD9 of the JCS and guidance in the NPPF. As such, should planning permission be granted, officers recommend a condition requiring a biodiversity net gain assessment using the Defra Biodiversity Metric is prepared and submitted to the Local Planning Authority and then implemented in accordance with the approved details.

Given the above, a planning obligation at this stage to secure any off-site habitat enhancements to ensure the development provides a net gain for biodiversity is not required.

Updated Planning Obligations

In light of the additional obligation recommended by the Local Highway Authority to secure the provision of tactile paving at the junction of Norton Garden Centre on the A38, an updated list of the required planning obligations is provided:

- £545,300 towards primary school education provision (Transport to school) - to be bonded and drawn down from time to time by the LEA as required.
- £525,286.40 towards secondary education provision.
- £31,360.00 towards library provision at either Churchdown Library or Longlevens Library.
- £11,680 towards recycling and waste bin facilities.
- 35% on-site Affordable Housing and policy compliant tenure mix.
- £54,240 towards a Travel Plan.
- £15,000 towards improvements to the bus stop on the eastern side of the A38 (Bus Stop - stopID glodgdw).
- £2,500 towards tactile paving at the junction of Norton Garden Centre on the A38.
- Provision of a LEAP on-site.

Revised Recommendation

Officers consider that all the outstanding matters previously reported have now been resolved in an acceptable manner. When taking account of this and all other material considerations and the weight to be attributed to each one, officers still consider that the

	<p>identified harms would not significantly and demonstrably outweigh the benefits in the overall planning balance. As such it is considered that the proposed development would constitute sustainable development in the context of the NPPF as a whole.</p> <p>Accordingly it is recommended that the grant of planning permission be DELEGATED to the Development Manager subject to the completion of an agreement to secure the obligations listed above and the imposition of the conditions recommended.</p> <p>Amendment to Condition</p> <p>Due to the requirement to secure the tactile paving works via a legal agreement, condition 23 should be amended to remove reference to this work:</p> <p>The development hereby approved shall not be occupied until drawings of the highway improvements/offsite works comprising:</p> <ul style="list-style-type: none"> - Improvements to Brook Lane, to include details of surfacing and street lighting; - Measures to restrict vehicle access from the development site to Brook Lane <p>Have been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until those works have been constructed in accordance with the approved details.</p> <p>Reason: To ensure the safe and free flow of traffic onto the highway.</p> <p>Additional Condition</p> <p>To ensure the development would contribute positively to and provide net gains for biodiversity the following condition is recommended:</p> <p>No development shall take place until a Biodiversity Net Gain Assessment using the Defra Biodiversity Metric (or any updated or replacement metric used as the industry standard) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall include details to demonstrate the development would secure measurable net gains for biodiversity.</p> <p>The development shall be implemented in accordance with the approved Biodiversity Net Gain Assessment.</p> <p>Reason: To ensure the development would deliver a biodiversity net gain across the local and landscape scales.</p>
<p>5b</p>	<p>21/00880/OUT</p> <p>Land At, Horsbere Drive, Longford,</p> <p>Additional Representations</p> <p>Since writing the Committee report six further representations from local residents objecting to the proposal have been received. No new material considerations have been introduced.</p> <p>Additional Consultation Response</p> <p><u>Ecological Advisor</u></p> <p>The Council's Ecological Advisor (EA) has now reviewed the submitted Ecological Appraisal and considers the information presented to be sufficient and the assessment satisfactory. No further study, surveys or assessment are required. The EA considers that the proposed mitigation and enhancement measures are appropriate and agree that the total mitigation and enhancements would likely result in a net gain in biodiversity. The EA</p>

has recommended a number of conditions to secure the proposed mitigation and enhancement measures, should permission be granted.

Further to the above, as set out in paragraph 7.48 of the committee report the application site is identified as being within a zone of influence around the Cotswolds Beechwood Special Area of Conservation (SAC) and the Alney Island Local Nature Reserve (LNR), land functionally linked to the Severn Estuary Special Protection Area (SPA), both of which are European sites. During the course of the application the applicant submitted a Habitats Regulation Assessment Briefing Note (HRA Briefing Note) which concludes that the development would not result in significant effects on the conservation objectives of the Cotswolds Beechwoods SAC, either alone or in combination with other plans or projects. The Briefing Note also confirmed that there would be no potential recreational pressures on the LNR, meaning that there would be no significant effects on the conservation objectives of the Severn Estuary SPA. Should permission be granted Home Information Packs (HIP) would be provided to residents of the new development with information on how to avoid impacting nearby sensitive sites, including specific information on the Cotswolds Beechwood SAC and the Alney Island LNR and Severn Estuary SPA. The Council's Ecological Advisor (EA) has reviewed the Briefing Note and consider that the Note provides a thorough assessment of the potential impacts on the SAC and the LNR and SPA and agree with the conclusions. In light of this, should planning permission be granted a condition requiring all occupiers of the development to be provided with a HIP would be required.

Natural England are still reviewing the HRA Briefing Note therefore should Members resolve to grant planning permission, officers will pursue receipt of their comments prior to the decision being issued.

As detailed in paragraph 7.49 of the committee report discussions continued between officers in terms of the requirements of the emerging Policy NAT1 of the Main Modifications Tewkesbury Borough Plan (MMTBP) which expects all development to deliver a minimum biodiversity net gain of 10%. Given the MMTBP remains an emerging plan and as there is an unresolved objection to this policy, officers consider in this instance the requirement should be to contribute positively to and provide net gains for biodiversity in accordance with requirements of Policy SD9 of the JCS and guidance in the NPPF. As such, should planning permission be granted, officers recommend a condition requiring a biodiversity net gain assessment using the Defra Biodiversity Metric is prepared and submitted to the Local Planning Authority and then implemented in accordance with the approved details.

Given the above, a planning obligation at this stage to secure any off-site habitat enhancements to ensure the development provides a net gain for biodiversity is not required.

Clarification on the Affordable Housing Provision

As set out in paragraph 7.54 of the committee report, the Council's Housing Strategy and Enabling Officer objected to the original Affordable Housing proposal advanced by the applicant and recommended an Affordable Housing scheme which would be acceptable. For clarification, the agreed scheme is that the whole of the Affordable Housing contribution be provided on site as First Homes to be sold at 70% of Open Market Value to qualifying purchasers as set out within Government First Homes guidance. Should permission be granted, this obligation, along with details of the clustering, would need to be secured via a legal agreement.

Officer Update

It is noted that subject to securing satisfactory measures by the imposition of appropriate planning conditions the development would not give rise to any unacceptable impacts upon ecology. When taking account of this and all other material considerations, officers still consider that the identified harms would significantly and demonstrably outweigh the benefits in the overall planning balance. As such the recommendation to refuse the application remains the same as set out in paragraph 8.9 of the committee report.

5d

21/00938/FUL

Poplar Farm, New Road, Woodmancote

Officer Update

5 Year Land Housing

There is an error in the officer report within the paragraph relating to 5 Year Housing Land Supply (page 30) which states that the Council can demonstrate a 4.35 year supply of housing. This figure (originally in the November 2021 (April 2021 base) five year housing land supply statement) included three housing schemes within the Twigworth Strategic Allocation which, in fact, contribute to Gloucester City's needs. The actual (April 2021 base) five year housing land supply for Tewkesbury is 3.83 years.

Whilst this supply is lower than the 4.39 year quoted under Five Year Housing Land Supply (page 130), as set out in the report, the Council does not have a five year housing supply at this time and therefore the tilted balance is already engaged.

Further Representation

Since the writing of the Planning Committee Report, one further objection has been received summarised as follows:

- Seek zero carbon proposal.
- Comparison of a carbon neutral scheme in Leckhampton
- Does not consider that the proposed plan delivers the governments commitment to reach net zero

Planning Conditions

Conditions 6

At the request of the Developer, the conditions proposed numbers 6 (relating to drainage) as requested by Severn Trent Water are queried with the following comments:

The Committee Report states within the relevant section that the Drainage Engineer has no objections to the proposal. Severn Trent Water however seek a condition for surface water and foul drainage condition. The matter has been discussed with the County Sustainable Urban Drainage Engineer and a verbal update will be made in response at Planning Committee.

Condition 8

The Case Officer has discussed the proposed condition with the Environmental Health Manager and the historic uses of the land and he updates as follows:

"We have not identified any potential contaminated land connected to this site. Therefore I agree that the existing contaminated land conditions can be removed.

However, we would advise that a watching brief is maintained during construction and that if any unexpected contamination is found then it must be reported to us immediately."

I can confirm that this condition will be revised from:

"No development shall start until a site investigation of the nature and extent of contamination has been carried out. The site investigation shall be in accordance with a site investigation methodology that has been submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the investigation.

	<p>No construction works shall start until the results of the site investigation have been submitted to, and approved in writing, by the Local Planning Authority. If the site investigation identifies any contamination, the report shall specify the measures to be taken to remediate the site to render it suitable for the development hereby permitted, as well as an implementation timetable for the remediation. The site shall be remediated in accordance with the approved measures and timetable.</p> <p>If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation, as well as an implementation timetable, shall be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated in accordance with the additional approved measures and timetable.</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.</p> <p>This condition is required as a pre-commencement condition because there is potential for contamination to exist on the site."</p> <p>To:</p> <p>"If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation, as well as an implementation timetable, shall be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated in accordance with the additional approved measures and timetable.</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors."</p> <p>Comments Received from Woodmancote Parish Council Flood Warden</p> <p>Received 5.02.2022 See attached</p>
<p>5g</p>	<p>20/00936/OUT</p> <p>Land To The Rear Of Minsterworth Village Hall , Main Road, Minsterworth</p> <p>There is an error in the officer report at paragraph 7.13 which states that the Council can demonstrate a 4.35 year supply of housing. This figure (originally in the November 2021 (April 2021 base) five year housing land supply statement) included three housing schemes within the Twigworth Strategic Allocation which, in fact, contribute to Gloucester City's needs. The actual (April 2021 base) five year housing land supply for Tewkesbury is 3.83 years</p> <p>There is an error in the officer report at paragraphs 7.45 and 8.10 which advises that a contribution of £106,400 is required towards primary school education provision. The contribution of £106,400 is in fact required towards education transport costs to allow pupils arising from the development to access schools located outside of the 2 mile statutory walking distance.</p> <p>The recommendation remains as set out in the committee report.</p>
<p>5h</p>	<p>19/00985/FUL</p> <p>Tesco Supermarket, Church Road, Bishops Cleeve</p>

1. There is an error on the Agenda which states officer's recommendation is to permit. This is not correct the officer's recommendation is to refuse. In addition, there is a typo in that application was deferred from the 16th June 2020, not the 6th as printed.

2. Further Information was received on 10th February 2022 from the Agent, an Environmental Noise Assessment report by Sharps Redmore for consideration in response to additional surveys required. The additional attended baseline noise survey was undertaken on Thursday 4th November 2021.

In summary the report considers that delivery event noise levels are generally below the WHO CNG night time values; and hence would be indicative of low impact. However, there is a slight exceedance of peak noise levels at the Kings Arms pub as the delivery vehicle uses the access road passed this property.

The report has had regard to the existing noise climate, the report states that whilst peak noise from delivery activity exceeds the WHO night time peak noise guideline value, it can be seen that peak noise from other vehicle pass bys are also above the WHO peak noise guideline value. Hence in this context noise from the use of the access road is considered to be of low impact.

The report considers that predicted delivery activity noise levels can also be compared to the existing ambient noise climate to consider the change in ambient noise level which is states as low.

The report recommends the following noise minimisation measures to be implemented at all times to reduce noise levels from service yard activity to be secured by an appropriately worded planning condition.

- There will be adequate signage and instruction to ensure that all drivers and staff follow the noise management measures;
 - All engines to be switched off as soon as vehicles are parked at the unloading dock;
 - Subject to a full health and safety risk assessment, tonal reversing alarm systems shall not be used before 0700 hours and after 2200 hours;
 - Whilst vehicles remain stationary in the service yard, no engines are to be left idling for more than 30 seconds;
 - Refrigeration units are not to be operated whilst stationary in the service yard or access road;
 - All delivery vehicles to be driven in as quiet a manner as possible, avoiding unnecessary engine revving;
 - No radios or stereos to be left on in vehicles during deliveries or at other times;
 - Staff to be instructed to work quietly when outside the store or in the service yard - only performing essential tasks where noise could be generated;
 - Delivery scheduling to be undertaken on the basis that no delivery vehicles are present in the service yard other than those that can be accommodated within the loading area at any one time;
 - All components of the delivery system to be maintained in good working order;
 - The service yard area used for delivery vehicle manoeuvring shall be kept clear of all trolleys and equipment to enable efficient vehicle manoeuvring to the unloading pod.
- With specific regard to deliveries occurring between 0500 and 0600 hours, the following specific noise minimisation measure shall be implemented:

- Deliveries which occur between 0500 hours and 0600 hours, Monday to Saturday mornings, shall only unload goods, with no empty cages being reloaded onto the delivery vehicle;

3. Our Environmental Health Officer has considered the report and submitted their comments on 14th February 2022 which are as follows:

I have been asked to assess the Sharps Redmore noise report dated 24.11.21 reference 1919020/RO2. This has been submitted to support the above mentioned planning application by re assessing the noise impact from the proposal subsequent to COVID restrictions. The report aims to show that delivery activity noise from 05:00 hours avoids giving rise to significant adverse impact and so can be mitigated by appropriate control measures.

The 2021 report details measurements which were undertaken over a half an hour period from 04:30am on 4th November 2021 and which were compared to measurements undertaken over one and a quarter hours from 04:30am on 23rd July 2019. They show background noise levels to be typically 3-4dB lower than in 2019, and ambient noise levels 5-6dB quieter, whereas delivery noise levels were typically 1-3dB higher than 2019 levels, as were noise levels from passing cars. This is attributed to differences in weather conditions and the time of the year the measurements were undertaken.

Two potential sources of noise are assessed as in the 2019 report. These are noise from the unloading of lorries in the delivery yard, and also noise from the lorries arriving & departing.

With respect to the noise from the unloading of lorries in the delivery yard:

This has been assessed by Sharps Redmore using the BS4142 methodology, where the Laeq is calculated and used to look at the difference between when the activity is occurring and a statistically derived background level. The methodology allows for certain acoustic features which can increase the significance of the impact of the noise to be taken into account by the addition of a rating penalty. Impulsivity is such a feature and in the BS 4142 assessment methodology the rating for impulsivity is as follows: +3 for impulsivity that is just perceptible at the noise receptor, +6 for impulsivity that is clearly perceptible, and +9 where it is highly perceptible. The rating value added by Sharps Redmore in 2019 and 2021 is for clearly perceptible impulsivity.

In 2019 the resulting rating was not found to be significant at the Cheltenham Road site but was +8 at the Kings Head pub, which indicated an 'adverse to significant adverse impact' for lorry unloading.

In 2021 the rating for the Kings Head site was calculated as +10 which indicates a 'significant adverse impact' for lorry unloading and confirms the 2019 results.

In both reports it is argued that as these results are external results, whereas the deliveries are at night time when residents would be in their bedrooms, then this BS4142 assessment is less significant than the WHO Community Noise Guidelines, which assess noise impact on internal living spaces.

It is accepted that the BS4142 assessment is of external noise and is not intended to be used to derive indoor sound levels from those arising outside. However, the method is intended to use external measurements to assess the likely affects of sound on people who might be inside or outside their dwelling. The assessment indicates significant adverse impact on residents with clearly heard bangs & crashes outside, which, if the residents had windows open would not be attenuated. Putting this into context, this would occur at night time over a period of approximately 90 minutes while lorries were unloaded.

With respect to the WHO Community Noise Guidelines, sleep disturbance is anticipated at an external peak noise level outside a bedroom of 60dB and above. In the 2019 assessment, the LAmax for the unloading activity was predicted as 59dB at the Kings Head pub. In the 2021 assessment, there were a range of peak noise levels measured at

	<p>the Kings Head pub of between 55 - 65 dB. This indicates that there is likelihood of sleep disturbance during unloading activity.</p> <p>In the technical notes to the report it is argued that the sleep disturbance is not significant as evidenced by a lack of complaint to this department.</p> <p>However, under the WHO Community Noise Guidelines sleep disturbance includes not just waking up but alterations of sleep stages or depth; increased blood pressure, heart rate and finger pulse amplitude; vasoconstriction; changes in respiration; cardiac arrhythmia; and increased body movements. The secondary affects of this are: reduced perceived sleep quality; increased fatigue; depressed mood or well-being; and decreased performance. There is also the potential for residents to be woken, especially if their sensitivity changes due to long term exposure to the noise or new residents move to the area. Under the noise exposure hierarchy this would be a significant observed adverse affect.</p> <p>With respect to the noise from delivery lorries arriving and departing:</p> <p>In 2019 this was measured by Sharps Redmore at the Kings Head pub and peak noise levels on arrival were noted as between 51-69dB, and on departure of 65-69dB.</p> <p>In 2021 peak noise levels on arrival were noted as between 61-70dB, and on departure of 64-66dB.</p> <p>Again these are well above the WHO community noise guidelines, and if the application is allowed, the number of lorry deliveries will increase from one to four in the 5am -7am period which is still considered to be night time. This again has the potential to cause sleep disturbance.</p> <p>In summary, the 2021 report has confirmed that the noise from delivery and unloading lorries if commenced at 5am has the potential to cause significant adverse affect and so should be avoided. It is recommended that this application be refused to safeguard the amenity of nearby residents.</p> <p>In conclusion</p> <p>The additional information submitted by Sharps Redmore has been assessed and it is considered there would be an unacceptable impact on neighbouring residents in terms of noise and disturbance contrary to policy SD4 and SD14 of the Joint Core Strategy 2017 therefore the recommendation is for Refusal.</p>
<p>5i</p>	<p>TPO 410 - Part Parcel 0025, Hillend, Twyning</p> <p>Since the preparation of the committee report a further 17 Support letters to confirm the TPO have been received. These are summarised below:</p> <ul style="list-style-type: none"> - CPRE (Countryside Charity Gloucestershire)– the proposed development of this site would result in the destruction of an established community woodland and wildlife haven, which provides an invaluable environmental and community asset which benefits the health and wellbeing of the residents of Twyning. Whether or not the present planning application is permitted, in the absence of a permanent TPO there remains a serious risk that the woodland may be damaged in other ways. - Twyning Scout and Beavers Group – started a campaign title ‘We love our trees’ to actively raise the profile As a colony we regularly play games, have nature hunts, and learn about trees, plants, and animals in these woods - There is nowhere else like this in the village that is a safe place for children to explore and learn about the value of the environment

- The woodland is an amenity area which now has 10yrs of growth and requires to be left as per the preservation of woodland and to be preserved for future generations.
- Feel very strongly that these 2000 trees should be protected due to the many benefits they bring to the local community, wildlife & ecology.
- many other brownfield sites locally which should be utilised for new building before this rich woodland is destroyed.
- Our local community would be devastated to lose this beautiful & densely wooded field which is much enjoyed by local residents.
- to permit destruction of a woodland planted to commemorate HM The Queen in this year of her Platinum Jubilee would be politically outrageous
- 2012 The Queen's Diamond Jubilee - trees planted - 2022 Queen's Platinum Jubilee wood uprooted?!
- protect the important habitat for birds, bats and insects and ensure that woodland is available for education and recreation as was intended by its planting in perpetuity.
- The pandemic has really brought home how vital fresh air, green space, parks and woodland areas are for our physical health and mental wellbeing.
- The government is encouraging the creation of such areas
- Gloucestershire County Council is promoting the planting of trees, so destroying 2000 trees that have already become firmly established is contrary to everything we are hearing both from the council and the government
- With proposed development at junction 1 of the M50 this wooded area will also help reduce carbon emissions from the proposed site and help with undoubted increased noise pollution
- Trees are an important element in the preservation of the climate.
- It is the only wooded area in the village and is used by all ages within Twyning. We are constantly being told we should participate more in physical activities such as walking; such exercise is good for our mental health. Visitors from Worcester who were exploring the area last summer remarked how fortunate the village was to have a wood.
- Last year BBC radio Gloucestershire encouraged its listeners to plant trees throughout the country. What a retrograde step it would be if this wood was destroyed because of a housing development.

The following another 5 letters of support as summarised below

- We need all the woodland we can get if we are ever going to reverse global warming, for goodness sake! Grubbing up maturing trees is a crime! Especially in this day and age.
- There are barely any areas of woodland in the vicinity and this is quickly becoming a diverse natural resource with many species using it as cover.
- it is notable that the site is rather unique within the locality as there are no similar sites of woodland within the Twyning Parish which are accessible by the general public. The woodland is around 3 ha and provides a good example of woodland for the locality.

	<ul style="list-style-type: none"> - clearly visible woodland to the local inhabitants and visitors but within the woodland from on-site PRowS or from other rights of way looking towards the parcel; - local social and cultural benefits which would be impacted if any loss of trees comprising the woodland; - collective impact to a network of woodland across the country in line with government ambitions for increased woodland creation. - contribution to the rural nature of the vicinity - contribution to nature conservation and climate change mitigation <p>the woodland is not managed for arboriculture or silvicultural management, but rather remain as a woodland parcel with nature conservation value and green infrastructure value</p>
<p>5I</p>	<p>21/01509/FUL</p> <p>25 Paynes Pitch, Churchdown, Gloucester, Gloucestershire, GL3 2NT</p> <p>Since the preparation of the committee report a further 10 objections have been received. These are summarised below:</p> <ul style="list-style-type: none"> - The removal of the concrete fence posts will be harmful to ecology and in particular hedgehogs and these should remain in situ and fence panels replaced. - The height of the replacement fence should be at least the height of the existing fence due to the change in gradient and pedestrian safety. - The metal estate railings have been removed from the front of the proposed dwellings and the gradients are unsafe. - The fence should be extended along the whole length of the footpath to the front of plot 4 for health and safety reasons due to the gradient. - The retained fencing next to the footpath should be replaced with new fencing. - The retained fencing next to 4 Dunstan Glen should be replaced with new fencing. - The extended TPO which will include the new heavy duty trees planting should be subject to a planning condition (officer note: it is the council's intention to extend the TPO but this is not a matter to be controlled by planning conditions). - The residents wish to manage the community orchard and a change of ownership should be resisted. - The site enclosure plan should be modified to allow access to the enclosed parcel of land so that residents can manage the land. - There are insufficient bird and bat boxes and each dwelling should have a complete set. - Existing dwellings in Dunstan Glen have legal conditions restricting the parking of boats, caravans etc. Similar legal conditions should be imposed on the proposed dwellings. - The proposed dwelling should be subject to covenants to maintain landscaping and attenuation tanks and associated works. - The existing footpath should be blocked with planting to reduce pedestrian vehicle conflict.

	The recommendation remains as set out in the Committee report.
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FLOOD RISK
in
TWIGWORTH

A record of failure

George Sharpley

1

Following increasing local concerns about worsening surface-water threats to properties and the failure of sewerage pumping stations, members of the communities of Down Hatherley and Twigworth met via Zoom on 29th March and again on 5th May 2021 with:

David Hudson, Environment Agency
(Environment Manager, Gloucestershire)

James Blockley, Gloucestershire County Council
(Principal Flood Risk Management Officer)

Sandra Ford, Tewkesbury Borough Council
(Head of Development Services)

Matt Jeynes, Severn Trent Water
(Waste Team Manager Worcestershire & Gloucestershire)

2

At these meetings we presented evidence of surface-water (pluvial) flooding during the winter of 2020/1, especially on the new building sites at

Twigworth Green (Bovis Homes)

and

Yew Tree Farm (Wainhomes)

There follows a summary of the evidence we presented.

3

This map shows both building sites marked in red. The dotted lines show sites with planning applications in process. The blue locates the photograph on the following page.



4

TWIGWORTH GREEN (24 December 2020)



5

Some weeks later, when the floodwater had to some extent cleared, the following photographs were taken from a drone.

The first two pictures show Twigworth Green.

The third page shows the neighbouring Wainhomes site at Yew Tree Farm.

6

TWIGWORTH GREEN (5 February 2021)



7

TWIGWORTH GREEN (5 February 2021)



8

YEW TREE FARM (5 February 2021)



9

Contractors and builders were unable to continue their work at Yew Tree Farm for some weeks.

Twigworth Green were also significantly hampered, although by the time this picture was taken the site had been partially drained by several industrial pumps clearing water to the Hatherley Brook.

10

The following map shows the authorities' pluvial flood map, with the building sites marked in red.

This map is used by developers when they submit their Flood Risk Assessments.

11

Pluvial floodrisk map



12

At our meetings with agencies, members of the community pointed out the inaccuracy of this flood map.

It is not the first time the vulnerability of this area to surface-water flooding has been raised with councils and agencies.

It is not the only location where surface-water flood risk is very poorly mapped.

13

On 16th July 2021, in further exchanges following our two meetings, David Hudson of the Environment Agency replied to some of our concerns:

George Sharpley, resident of Twigworth:

“Am I correct to infer that you agree that the official pluvial flood map is not accurate (and therefore not a safe guide for planners)? The evidence is overwhelmingly so, but it needs to be acknowledged by the relevant authorities.”

David Hudson (Environment Agency) in reply:

“They (the flood maps) are, I believe fit for purpose.”

14

On 28th June, after similar email exchanges, James Blockley of Gloucestershire County Council wrote the below about Twigworth Green, despite our sharing video and photographic evidence of the site overwhelmed with flood water, of pumps channelling water off the site, and of properties neighbouring the site experiencing unprecedented water ingress.

“Twigworth Green’s SuDS performance over the winter was not reviewed by the SuDS Engineer; we believe there was no need as there were no flood problems over the winter 2020/2021 that could be attributed to the developments at Twigworth.” James Blockley, Glos Cty Council, 28th June 2021

15

The concerns and the flood evidence of residents of Twigworth and Down Hatherley have been systematically disregarded now for some years.

It is continuing.

16

Tewkesbury Borough Council will soon be making a decision on a planning application for 164 houses, in a field between Brook Lane and Ash Lane, which borders both the Yew Tree Farm and Twigworth Green sites.

This below is from the letter of the statutory consultee on flooding, Gloucestershire County Council's Local Lead Flood Authority (13th Sep 2021):

“Surface water flood mapping indicates the site is not at risk of surface water flooding.” David Lesser, Sustainable Drainage Engineer

A picture of the site follows.

17



December 2020

18

Here is another inaccurate flood map from a recent application for 32 houses at the corner of Down Hatherley Lane and the A38. The flooding shown in the three photographs happens a lot more frequently than 1-in-75 years as shown in the diagram. The flooding of the road (bottom left) apparently last happened just after the reign of William the Conqueror.



19

This house close to Ash Lane is one of a cluster under construction. The blue pipe is transferring water to the drain. Is it any wonder residents were flooded and the pumping station failed when water that would previously sit in the fields is added to the sewers?



January 2021

20

And so it goes on.

The same can be said for sewerage. The Ash Lane pumping station in Down Hatherley failed last year, overwhelmed with flood water, which contributed to an unprecedented level of flooding of houses and properties in the Ash Lane area. It is evidently vulnerable to failure during major rainstorms. The pumping station has received some remedial attention from Severn Trent, but whether it will cope with the huge increase in usage from new developments remains to be seen. Residents believe that the next flood will once again cause it to fail, if it doesn't before. If the JCS allocation is followed through, it will be expected to cope with the sewage of hundreds of additional houses.

Two pumping stations in Twigworth also failed during the flooding last winter. These, to my knowledge, have not had any remedial work, despite being a part of the sewerage route, along with Ash Lane, for new developments.

We brought this to the attention of Severn Trent's Matt Jeynes, including the daily stench emanating from the Twigworth pumping station close to the entrance to Wallsworth. This remains ignored, except of course by residents close by.

21

The poet Ivor Gurney called these fields now under development Gloucestershire's 'water meadows'.

These meadows have for centuries acted as a sponge, holding water, with a very slow discharge.

The failure of people charged with monitoring our flood risk to record accurately the flood potential of these meadows of course puts many of us at risk. The truth is, soon, the sites under construction will indeed be relatively free of flood risk. For the ground will have been raised and covered with tarmac and concrete - with inevitable consequences for others nearby. The counter argument is that the attenuation ponds (SUDS) will compensate so that water run-off represents no greater threat off site than it did before. Of course, it becomes increasingly difficult to check such an assertion, as who has recorded or measured the previous run-off? And the assertion is ever more wobbly when we see the hopelessly inadequate assessments of flood potential before building started.

As those of us living close to these sites see an increasing volume of pluvial flood-water enter our properties, I suspect our official experts will try to pass it off as climate change.

George Sharpley
Twigworth
24th November 2021

22

If you have evidence or comments to add, please contact your parish council:

Twigworth: George Sharpley: [REDACTED]

Down Hatherley: David Evans: [REDACTED]

Also available:

Rainfall Patterns in Twigworth (George Hedley & Neville Cowin, 2021)

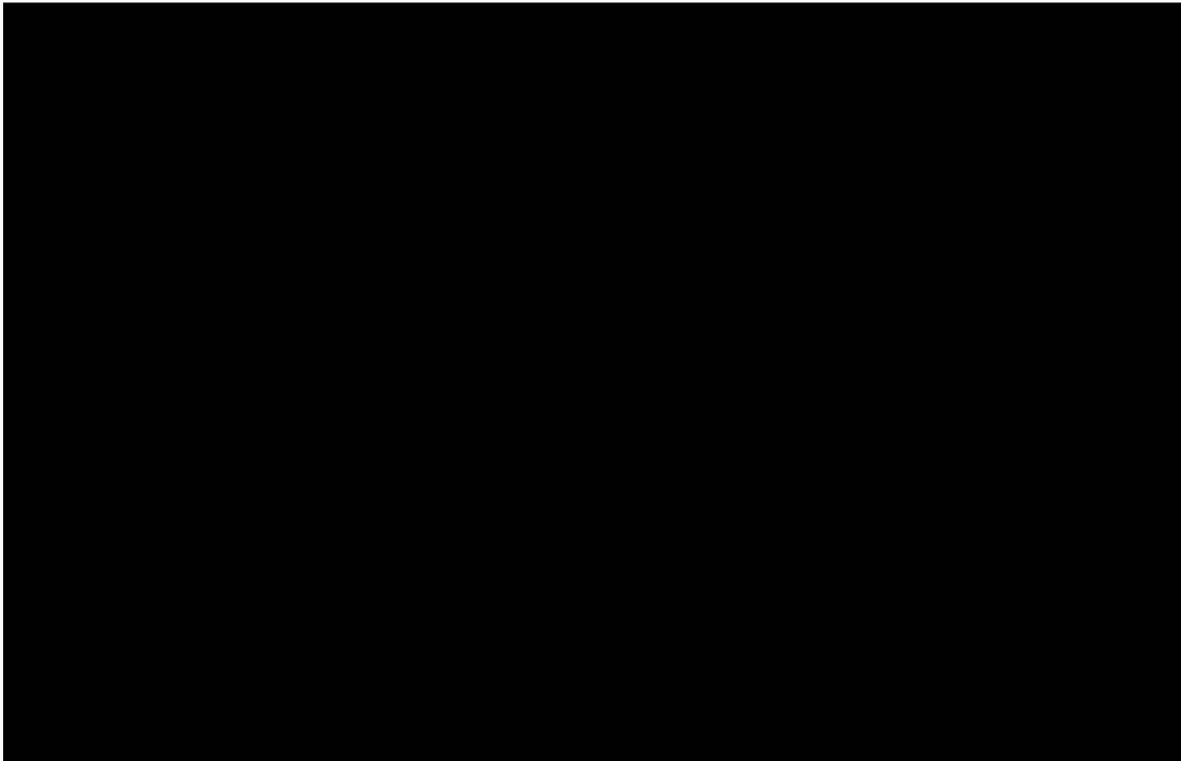
Observations on the Hydrology of Twigworth (Professor Ian David Cluckie, FREng, Acad.CAE, FRSA, 2017)

Video: floodwater flowing off Twigworth Green (Chris Weaver, 2021)

Twigworth Flood Threats - The Village Evidence (George Sharpley, 2017)

And how we got into this mess in the first place:

Poor planning leaves flood threat worse for Twigworth (George Sharpley, 2021)



Sent: 05 February 2022 18:52

To: [Redacted]

Cc: [Redacted]

Subject: RE: Poplar Farm Planning Application

CAUTION: This message originated outside of Tewkesbury Borough Council's network.
THINK TWICE before clicking links or attachments.

Hello Gemma

Please can you withdraw our previous email (sent 3/2/2022 at 11.30) and use this updated version instead. It has been amended at the paragraph starting "Severn Trent (and by agreeing with them) .."

Thanks

[Redacted]
Clerk

Poplar Farm Planning Application

In my capacity as Flood Warden of Woodmancote, I have this week had emails from David Lesser in response to questions and two telephone conversations with Dr Roger Swan of Severn Trent.

I am not an engineer, my only credentials being my geography degree and a career teaching it in secondary school and much reading around water and it's management. I hadn't come across a hydro brake until this application came in.

My gut feeling is that the water management plan needs more investigation.

Conversation with Dr Roger Swan:

1. Severn Trent do not want excess water in their combined sewer. They, I am told (by Roger Swan) also actively promote development.
2. They agreed to it (Poplar Farm) as it is in their mind the least disagreeable option. They would prefer water to go directly into a river or into the ground. They did consider routing excess water into the Honeybourne Brook (this is the watercourse that runs alongside Stockwell Lane, Chapel Lane and then into the balancing pond behind Whitehouse Way, therefore adding to the flood burden of Chapel Lane). The option of filtration into the ground will be taken away by building 8 houses. They only accepted the hydro brake solution by "agreement".
3. The combined sewer currently already serves the houses that are close to it, taking both foul and storm water.
4. The combined sewer is 300mm diameter.
5. The combined sewer is deep and flows towards Two Hedges Road where I already see problems during heavy rain.
6. Severn Trent were not aware of the surface water flooding issues in Woodmancote and therefore couldn't understand why their sewers see heavy useage. Dr Swan wanted to speak to me about this. We had a long conversation, he now knows about surface water flooding in Woodmancote, and has been sent a flood map and photographs. We also discussed works on the hill currently being conducted as part of the Woodmancote Flood Risk Betterment scheme.
7. Severn Trent are wanting to protect their sewers by keeping excess water out.
8. In my opinion the proposed hydro brake is not mechanical. It involves baffles to slow the flow of storm water into their sewer. If it later proved desirable to retro fit a mechanism to speed the flow up it would mean fitting a new larger Hydro brake with all of the upheaval that would entail.
9. If velocity of water exiting the hydro brake had to be increased it would create more risk downstream.
10. The plan is to hold water on site I believe in underground crates. (Dr Swan did not address the issue that might occur if the crates where not discharged and we had storms in quick succession as in 2007 - They were just three weeks apart).

██████████ answered my questions via email.

" I am writing to you in my capacity as flood warden for Woodmancote. I am aware that you have spoken to Councillor James Nicholson-Smith concerning flood matters regarding this development. I do have a couple of questions for you.

I understand that excess surface water will vacate the site via a hydro brake into the combined sewer; which drains I believe in the direction of two hedges Road. I already have concerns over to hedges Road as the normal road rains cannot cope during some storms and I am aware of a vulnerable family living close to the bridge. I would like to know what the capacity of the combined sewer might be how much of Woodmancote is able to access the combine sewer and whether or not it would stand up to a 2007 sized event? Also how much water would remain as surface water on the Poplar farm development and could possibly impinge on residents of chapel Lane?"

I look forward to receiving your reply.

██████████ replied:

"You are correct, the surface water is being discharged to the combined sewer in New Road which does drain in the direction of Two Hedges Road, this is the way the managed surface water from Poplar Drive goes.

The combined sewer is owned and managed by Severn Trent and you would need to contact them to answer questions about the sewer capacity. The other alternatives would be to connect to the surface water sewer in East Gable or to the watercourse in Chapel Lane. I would probably prefer one of these options but they would require access across third party land and through

other residents gardens where there is little space between houses and so these are not viable options.

Given the viability of the combined sewer - then Severn Trent are legally obliged to accept discharge to it - or if they are concerned about the capacity - they may be able to force a connection to one of their other assets, such as the sewer in East Gable using legal powers to gain access to the third party land. As you can imagine, this would not be a favoured option as Severn Trent would not be popular with the third parties involved should they do so.

Also, given the viability of the option, there are no grounds for objection to the development on a surface water drainage basis.

The surface water drainage that is discharged to the combined sewer will be any that lands on hardstanding or impermeable areas such as building roofs and it will be attenuated with a controlled discharge rate (2 litres/ second). Any other surface water will go the way it currently goes, obviously there will be less than there is currently as it will flow as it currently does minus the water from any hardstanding and impermeable areas.

I hope this addresses your questions"

In my capacity as Flood Warden - I have concerns in that:

1. Severn Trent did not realise that Woodmancote suffers from surface water flooding when they provided their initial feedback to [REDACTED]
2. Dr Swan has not visited Woodmancote and needed clarification regarding location, geography and underlying geology. Severn Trent are allowing access to the combined sewer by agreement, [REDACTED] thinks it is their legal responsibility
3. [REDACTED] did not know the capacity of the combined sewer that was referred to Severn Trent. The comment was made that if Severn Trent had doubts about the scheme and the capacity of their sewer then they should make arrangements to divert the excess water elsewhere within their local network. Thankfully no mention was made of using the Brook .

Is the water management plan really viable? I am not sure given that Severn Trent were unaware of surface water flooding issues in Woodmancote and that is the basis of the whole water management plan.

Severn Trent (and by agreeing with them [REDACTED] think the water management plan would cope with a 100 year flood (that terminology no longer in use). For Woodmancote, both 2007 and 2020 were such events. I am not deeply concerned that this conversation took place with neither party having the right facts ie David Lesser did not know the diameter of the Combined Sewer and Dr Swan was unaware of the surface water flood history of Woodmancote.

I have further concerns regarding the ongoing monitoring and management of the drainage plan (including the hydro brake) after construction and ownership has been transferred to new residents.

Kind regards

[REDACTED]
Woodmancote Parish Council Flood Warden

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