



The Planning Inspectorate

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Your Ref: 20/01069/OUT

Our Ref: APP/B1605/W/21/3273053

Date: 08 July 2021

Sent by email:

harry.ramsey@pegasusgroup.co.uk

Dear Mr Ramsey

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ('THE EIA REGULATIONS')

Appeal by: Robert Hitchens Limited

Site Address: Land at Oakley Farm, Cheltenham

We refer to the above appeal which commenced on 18 May 2021.

The development proposed consists of "Development comprising up to 250 residential dwellings, associated infrastructure, ancillary facilities, open space and landscaping. Demolition of existing buildings. Creation of new vehicular access from Harp Hill". By virtue of Regulation 5 of the EIA Regulations the development proposed is EIA development.

The content of the Environmental Statement (ES) accompanying the planning application that is the subject of the above appeal has been considered, having regard to Regulation 2(1) and Schedule 4 of the EIA Regulations.

Following examination of the ES, the Secretary of State notifies you by this letter, pursuant to Regulation 25 of the EIA Regulations, that, to comply with Schedule 4 of those regulations (Information for inclusion in environmental statements) the appellant is required to supply the following further information:

- An updated assessment of the likely significant effects from cumulative traffic impacts taking into account anticipated traffic growth in the Cheltenham Borough Council Local Plan up to and including the year 2031. The assessment of cumulative traffic effects in the ES (dated January 2020), and Transport Assessment Addendum prepared by PFA Consulting, do not assess these effects or explain why they would not occur as a result of the Proposed Development's traffic acting cumulatively with anticipated traffic growth resultant from the

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delivery of development in the Cheltenham Borough Local Plan which extends to the year 2031.

- A revised non-technical summary (NTS) incorporating all of the elements referred to above.

We would draw your attention to court cases which have stressed the need for all the relevant environmental information in an ES to be comprehensive and easily accessible.

You can access Regulation 25 of the EIA Regulations at the following direct link:
<http://www.legislation.gov.uk/ukxi/2017/571/regulation/25/made>

Although it is not a statutory requirement, in the interests of transparency and openness the appellant may wish to publicise the availability of the further information in accordance with Regulations 25(3), 25(4) and 25(8) of the EIA Regulations. Please can you advise the local planning authority if the further information is publicised.

We would be grateful if you could inform us, **within 2 weeks** of the date of this letter, how long you anticipate it will take to prepare this further information, so that an expected submission date can be identified. Please send your response for the attention of the Environmental Services Team using the contact details at the head of this letter.

Please note that in response to the UK Government advice on the COVID-19 outbreak, the Inspectorate's staff are working from home until further notice. In order to support the smooth facilitation of our service we strongly advise that you correspond via the email address at the head of this letter rather than by post. Unfortunately, the Inspectorate cannot guarantee that postal responses will be received promptly by the relevant staff member(s) at this time.

A copy of this letter has been sent by email to Cheltenham Borough Council

Yours sincerely

Richard Hunt

Richard Hunt
EIA and Land Rights Manager
(Signed with the authority of the Secretary of State)

Cc: Cheltenham Borough Council - planningappeals@cheltenham.gov.uk

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is:

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