



# Gloucester City Council

## Planning Committee

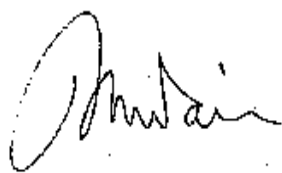
**Meeting: Tuesday, 1st April 2014 at 6.00 pm in the Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP**

<b>Membership:</b>	Cllrs. Taylor (Chair), Lewis (Vice-Chair), McLellan, Hilton, Hobbs, Smith, Noakes, Ravenhill, Hanman, Bhaimia, Dee, Mozol and Toleman.
<b>Contact:</b>	Tony Wisdom Democratic Services Officer 01452 396158 <a href="mailto:anthony.wisdom@gloucester.gov.uk">anthony.wisdom@gloucester.gov.uk</a>

## AGENDA

<b>1.</b>	<b>APOLOGIES</b>  To receive any apologies for absence.
<b>2.</b>	<b>DECLARATIONS OF INTEREST</b>  To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
<b>3.</b>	<b>MINUTES</b> (Pages 7 - 14)  To approve as a correct record the minutes of the meeting held on 4 March 2014.
<b>4.</b>	<b>APPLICATION FOR DETERMINATION - 13/00710/FUL - LAND AT JCT OF CLIFTON ROAD AND BRISTOL ROAD</b> (Pages 15 - 178)  <b>Person to contact:</b> Development Control Manager Tel: 01452 396783
<b>5.</b>	<b>APPLICATION FOR DETERMINATION - 13/00977/FUL - LAND SOUTH OF RECTORY LANE</b> (Pages 179 - 256)  <b>Person to contact:</b> Development Control Manager Tel: 01452 396783
<b>6.</b>	<b>APPLICATION FOR DETERMINATION -13/1203/FUL - NEWARK FARM HEMPSTED</b> (Pages 257 - 286)

	<p><b>Person to contact:</b> Development Control Manager Tel: 01452 396783</p>
<b>7.</b>	<p><b>APPLICATION FOR DETERMINATION -13/00887/FUL - EDISON CLOSE, QUEDGELEY</b> (Pages 287 - 298)</p> <p><b>Person to contact:</b> Development Control Manager Tel: 01452 396783</p>
<b>8.</b>	<p><b>MATTERS FOR REPORT</b> (Pages 299 - 306)</p> <p>Appeals update to mid-March 2014.</p> <p><b>Person to contact:</b> Development Control Manager Tel: 01452 396783</p>
<b>9.</b>	<p><b>DELEGATED DECISIONS</b> (Pages 307 - 320)</p> <p>To consider a schedule of applications determined under delegated powers during the month of January 2014. (schedule herewith)</p> <p><b>Person to contact:</b> Development Control Manager Tel: 01452 396783</p>
<b>10.</b>	<p><b>DATE OF NEXT MEETING</b></p> <p>Tuesday, 6 May 2014 at 18.00 hours</p>



.....  
**Julian Wain**  
**Chief Executive**

**Date of Publication: Monday, 24 March 2014**



## NOTES

### **Disclosable Pecuniary Interests**

The duties to register, disclose and not to participate in respect of any matter in which a member has a Disclosable Pecuniary Interest are set out in Chapter 7 of the Localism Act 2011.

Disclosable pecuniary interests are defined in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 as follows –

<u>Interest</u>	<u>Prescribed description</u>
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	Any payment or provision of any other financial benefit (other than from the Council) made or provided within the previous 12 months (up to and including the date of notification of the interest) in respect of any expenses incurred by you carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract which is made between you, your spouse or civil partner or person with whom you are living as a spouse or civil partner (or a body in which you or they have a beneficial interest) and the Council (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged
Land	Any beneficial interest in land which is within the Council's area.  For this purpose "land" includes an easement, servitude, interest or right in or over land which does not carry with it a right for you, your spouse, civil partner or person with whom you are living as a spouse or civil partner (alone or jointly with another) to occupy the land or to receive income.
Licences	Any licence (alone or jointly with others) to occupy land in the Council's area for a month or longer.
Corporate tenancies	Any tenancy where (to your knowledge) –  (a) the landlord is the Council; and (b) the tenant is a body in which you, your spouse or civil partner or a person you are living with as a spouse or civil partner has a beneficial interest
Securities	Any beneficial interest in securities of a body where –  (a) that body (to your knowledge) has a place of business or land in the Council's area and  (b) either – i. The total nominal value of the securities exceeds £25,000

or one hundredth of the total issued share capital of that body; or

- ii. If the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, your spouse or civil partner or person with whom you are living as a spouse or civil partner has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

For this purpose, "securities" means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

**NOTE:** the requirements in respect of the registration and disclosure of Disclosable Pecuniary Interests and withdrawing from participating in respect of any matter where you have a Disclosable Pecuniary Interest apply to your interests and those of your spouse or civil partner or person with whom you are living as a spouse or civil partner where you are aware of their interest.

### **Access to Information**

Agendas and reports can be viewed on the Gloucester City Council website: [www.gloucester.gov.uk](http://www.gloucester.gov.uk) and are available to view five working days prior to the meeting date.

For further details and enquiries about this meeting please contact Tony Wisdom, 01452 396158, [anthony.wisdom@gloucester.gov.uk](mailto:anthony.wisdom@gloucester.gov.uk).

For general enquiries about Gloucester City Council's meetings please contact Democratic Services, 01452 396126, [democratic.services@gloucester.gov.uk](mailto:democratic.services@gloucester.gov.uk).

If you, or someone you know cannot understand English and need help with this information, or if you would like a large print, Braille, or audio version of this information please call 01452 396396.

### **FIRE / EMERGENCY EVACUATION PROCEDURE**

If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest available exit. You will be directed to the nearest exit by council staff. It is vital that you follow their instructions:

- You should proceed calmly; do not run and do not use the lifts;
- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building; gather at the assembly point in the car park and await further instructions;
- Do not re-enter the building until told by a member of staff or the fire brigade that it is safe to do so.



## PLANNING COMMITTEE

**MEETING** : Tuesday, 4th March 2014

**PRESENT** : Cllrs. Taylor (Chair), Lewis (Vice-Chair), McLellan, Hilton, Smith, Noakes, Ravenhill, Hanman, Bhaimia, Dee, Mozol, Toleman and Chatterton

### **Officers in Attendance**

Gavin Jones, Development Control Manager

James Felton, Solicitor

Joann Meneaud, Principal Planning Officer

Adam Smith, Principal Planning Officer, Major Developments

Caroline Townley, Principal Planning Officer

Bob Ristic, Senior Planning Officer

Claire Haslam, Neighbourhood Planning Officer

Tony Wisdom, Democratic Services Officer

**APOLOGIES** : Cllr Hobbs

### **238. DECLARATIONS OF INTEREST**

Councillor Taylor declared a disclosable pecuniary interest in Agenda item 4, Crypt School, by virtue of his employment and position as a school governor.

Councillor Toleman declared a prejudicial personal interest in Agenda item 8, Hempsted Community Forum as a member of the Forum.

### **239. MINUTES**

The minutes of the meeting held on 4 February 2014 were confirmed and signed by the Chair as a correct record.

### **240. DESIGNATION OF NEIGHBOURHOOD FORUM - 13/01182/NPF -HEMPSTED COMMUNITY FORUM**

Councillor Toleman, having declared a prejudicial personal interest, left the meeting during the consideration of this application.

**PLANNING COMMITTEE**  
**04.03.14**

The Neighbourhood Planning Officer presented the report which detailed an application for the designation of Hempsted Community Forum as a Neighbourhood Forum to represent Hempsted Neighbourhood Planning Area.

She noted that application had been deferred at the January meeting as the Committee had a number of concerns pertaining to the proposed constitution of the Forum. A revised constitution had been received and she was satisfied that this now complied with the requirements of the regulations.

**Mr Steve Loughlin, Chair of Hempsted Community Forum, addressed the Committee in support of the application.**

Mr Loughlin stated that the forum was the community response to development pressures on Hempsted. He noted the potential of the Barn Owl Centre and the possibility of a new independently funded youth and sports centre.

He acknowledged that the development of a Neighbourhood Plan was an open process that would be assessed by a Planning Inspector. The role of the steering group was to deliver the process as the community would develop the plan.

He acknowledged that the previous proposed constitution had shortcomings so a revised constitution had been submitted. Revised communication channels had been listed.

The former Hempsted Residents Association committee members had resigned and the Hempsted Community Forum intended to act as the steering group to deliver the process. The challenge now would be to find eleven people prepared to commit to the steering group.

**Terry Stevenson, a Hempsted resident since 1996, addressed the committee in opposition to the application.**

Mr Stevenson believed that the Hempsted Community Forum was still not a democratically formed group. He referred to the Neighbourhood Planning Officers recommendations at Page 91 of the report and was not aware that any had been implemented. There had been no public meeting, the new constitution had been posted on the website unannounced.

He noted that approval of the application would mean that Hempsted Community Forum could represent all Hempsted residents and he requested the Committee not to approve the application until the Forum could demonstrate that it was fully representative.

The Chair believed that the revised constitution addressed the Committee's previous concerns. He noted that the neighbourhood Plan would be voted on by residents and scrutinised by an Inspector.

Councillor Lewis was advised that the Council could revoke the designation if the Forum did not do what it said it would do. The pre-submission draft of a neighbourhood plan required a robust consultation statement.

**PLANNING COMMITTEE**  
**04.03.14**

Councillor Lewis believed that teething problems would be inevitable. He called on the Forum to do their utmost to keep going as it was a good thing for Hempsted.

The Committee were advised that the Annual General Meeting would be held in January 2015 to provide a period of stability.

The Neighbourhood Planning Officer reminded Members that the main issue had been the constitution and issues such as the ejection of members. She believed these issues had been satisfactorily overcome. If any resident was concerned they had the option of joining the forum and taking part.

**RESOLVED that Hempsted Community Forum be designated as the Neighbourhood Forum to represent Hempsted Neighbourhood Planning Area.**

**241. APPLICATION FOR DETERMINATION - 14/00029/FUL - THE CRYPT SCHOOL, PODSMEAD ROAD**

The Chair, having declared a disclosable pecuniary interest, left the meeting during the consideration of this application.

The meeting was chaired by Councillor Lewis, the Vice Chair, for this application.

The Principal Planning Officer presented the report which detailed an application for the demolition of two existing Elliot buildings and the construction of a new two storey teaching block at The Crypt School, Podsmead Road.

Councillor Chatterton believed that permanent, fit for purpose classrooms made a massive difference to the quality of education provided by a school.

**RESOLVED** that permission be granted subject to the conditions in the report.

**242. APPLICATION FOR DETERMINATION - 13/01123/FUL - 2-4 WELLINGTON STREET**

The Senior Planning Officer presented the report that detailed an application for the development of ten flats, associated access and amenities at 2-4, Wellington Street. He referred to the late material which contained further representations and an amended condition 4.

**Ian Bradley, an employee of Stephens Electrics, addressed the Committee in opposition to the application.**

Mr Bradley stated that Stephens Electrics were not opposed to the flats in principle or to the proposed height of the development. The company was concerned that future occupiers of the flats may complain due to noise emanating from the company's workshop in the adjoining premises. He called for a maintenance gap to be incorporated as the plans indicated that the development would be built abutting the company's building.

**PLANNING COMMITTEE**  
**04.03.14**

The Senior Planning officer confirmed that the submitted plans indicated a minimal gap between the buildings. He advised Members that there was no planning requirement to provide a gap and such issues were covered by the Party Wall Act and would be a civil matter. He also confirmed that the Environmental Health Officer was satisfied that there would be no adverse noise affect and he drew Members' attention to the proposed Condition 6 in the report.

Councillor Lewis believed that noise would not be a problem but he questioned how the Stephens Electrics wall could be rendered or repointed.

Councillor Hilton noted that the previously approved scheme had a suitable gap between the buildings. He suggested that the scheme be refused on the grounds that it was overdevelopment of the site as it would prevent maintenance.

The Senior Planning Officer confirmed that a party wall agreement would have to be reached before the development proceeded.

Councillor McLellan requested that an informal letter be sent to the applicants advising them of Members' concerns. The Senior Planning Officer advised the Committee that the applicants were aware of the issues and he drew Members' attention to the proposed Note 3 attached to his recommendation.

Councillor Dee believed that a gap accessible by a person would be preferable as he was concerned about the accumulation of rubbish and potential for vermin in the proposed gap.

**RESOLVED that permission be granted subject to the satisfactory completion of a Section 106 agreement and the conditions detailed in the report with Condition 4 replaced by the following:-**

**Condition 4**

The development shall not commence (other than that required to be carried out as part of an approved scheme of remediation) until parts 1 to 3 of this condition have been complied with, unless otherwise agreed in writing by the Local Planning Authority. No part of the development shall be occupied until parts 4 and 5 of this condition have been complied with, unless otherwise agreed in writing by the Local Planning Authority.

**1 – Desk Study Assessment**

A desk study should be undertaken, considering the history of the site and surrounding areas, and the proposed use, to allow the development of a conceptual model identifying potential risks to human health and the environment. The desk study should recommend whether further site investigation is required, detailing investigation proposals if necessary. A Desk Study Report should be submitted to, and approved in writing by the Local Planning Authority.

**2 – Site Investigation and Risk Assessment**

A site investigation should be undertaken, if recommended following the Desk Study Assessment, including all relevant soil, ground gas, groundwater and other environmental sampling. This should be carried out by competent persons. The

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findings of this investigation should be used to undertake a risk assessment for all identified health or environmental risks affecting the site. A Site Investigation and Risk Assessment Report should be submitted to, and approved in writing by the Local Planning Authority.

**3 – Remediation Design**

The findings of the site investigation and risk assessment should be used in order to design a suitable remediation strategy for the proposed development. The remediation scheme should include all works necessary to allow the site to be developed in a manner that is safe and suitable for use, and should include details of the remediation objectives and criteria, timetable of works and quality management procedures. Verification proposals, including validation testing where appropriate should also be included. Once written approval of the Remediation Strategy has been given by the Local Planning Authority, this scheme should then be appropriately implemented. A Remediation Strategy should be submitted to, and approved in writing by the Local Planning Authority.

**4 – Reporting of Unexpected Contamination**

In the event contamination is found during the approved development that was not previously identified or anticipated within the Risk Assessment Report and Remediation Strategy, the Local Planning Authority must be notified immediately, and development in the vicinity of the newly identified contamination suspended until it has been appropriately characterised, risk assessed and further remediation requirements established, all to be reported in writing, and approved in writing by, the Local Planning Authority.

**5 – Verification Reporting**

Following the completion of the remediation works set-out in the Remediation Strategy, the agreed verification work, including any validation testing should be undertaken, and the findings incorporated into a Verification Report, to be submitted to, and approved in writing by the Local Planning Authority. The ultimate aim of this Verification Report being to document the site as having been suitably remediated and confirmed suitable for its intended use.

**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 in accordance with policy FRP.15 of the Second Deposit City of Gloucester Local Plan (2002).

**243. APPLICATION FOR DETERMINATION - 13/01277/FUL - 340-350 BRISTOL ROAD**

The Senior Planning Officer presented the report which detailed an application for change of use to B8 (Storage and distribution) for the siting of self-storage units (97 units) and associated works at 340 - 350, Bristol Road.

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He advised Members that the premises had formerly been used as an elver station. He drew the Committee's attention to the late material which contained revised wording for Condition 1, an additional standard 3 year time condition and the views of the City Urban Design Officer.

Councillor McLellan expressed concerns regarding the future appearance of the site if not properly maintained. The Senior Planning Officer advised that Condition 1 could be amended to ensure future maintenance.

Councillor Dee welcomed the application which was located in an area that the Council was trying to improve. He was advised that this could be included in the reason.

Councillor Hilton noted the importance of the appearance of the canal side of the development as increasing numbers of visitors arrived in the City by boat.

The Senior Planning Officer advised that the canal was in a cutting at this location and was screened by trees during the summer.

The Chair suggested that the application be delegated to Officers to grant consent after checking whether the trees were within the site, the boundary treatment and appropriate amendments to conditions.

**RESOLVED that the Development Control Manager be authorised to grant consent subject to satisfactory treatment of the canal-side boundary, confirmation of the location of the canal-side trees and appropriate conditions.**

**244. APPLICATION FOR DETERMINATION - 13/01311/FUL - ST JAMES CITY FARM, ALBANY STREET**

The Development Control Manager presented the report which detailed an application for the erection of a new all weather 40m x 20m riding arena /manège on the St James City Farm site adjacent to St James Park. Complete with new exterior fencing and drainage. Currently used as an animal grazing and exercising paddock for a variety of large animals. He referred to the late material which contained further information from the Highway Authority and an additional proposed condition.

**Imran Atcha and Tony Ward addressed the Committee in support of the application.**

Mr Atcha, the applicant, confirmed that there was no intention to take over a large part of the park or to reduce the farm. He explained that the proposal had been developed with eminent equestrian experts and was intended to be a stepping stone to community involvement including volunteering, employment experience and developing skills and confidence. It was intended for boys and girls and people from all backgrounds and to produce something really positive for the City.



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Mr Ward believed that the proposal would have a great impact on the Barton and Tredworth community. He had heard nothing but a positive reaction from local groups as the proposal had the potential to bring much into Tredworth as a multi-cultural activity within a multi cultural area. He noted that the Barton and Tredworth Area Partnership were supportive of the proposal.

**Kay Powell addressed the Committee in opposition to the application.**

Ms Powell noted that the plans indicated the arena would occupy 812m<sup>2</sup> while she believed that the area to be enclosed would be in excess of 850m<sup>2</sup>. She noted that the tarmac surfaced path would be closed off and believed that the security claims were spurious.

She disputed references to the small numbers of people currently using what was former public open space. She noted that the facility would not be free to use and observed that the area which had been suggested for a multi use games area was currently used for informal football pitches.

She stated that there had been no consultation or evidence of consultation. The current use was mis-described. She believed that the proposals were not a reasonable use of public open space given there was an identified shortage of public open space in the ward.

Councillor Bhaimia welcomed the application which he believed would be good for Barton and Tredworth and would enhance the image of the City. He noted that there would be links to Hartpury College and the arena would provide opportunities for experiences that would not otherwise be available in the ward.

Councillor Hansdot, as a ward member, addressed the Committee. He believed that the proposal was a wonderful idea for the City and for the wider community, especially disabled people. He called upon the Committee to grant consent.

Councillor Lewis noted that the horses could be fed rather than grazed. He noted the benefits to children would be wider than just for the residents of Barton and Tredworth as he considered that people would come just to see the horses.

Councillor Smith advised that the site had always been an area where children had played. She believed that the proposals presented a wonderful opportunity for children to interact with horses. She noted that the footpath would be diverted and a large area of public open space would remain.

The Chair noted that the area would still be open to the public for other purposes which he considered to be a material consideration.

Councillor Chatterton echoed that view and believed that the value as a local amenity for people who would not traditionally ride outweighed the loss of public open space.

**RESOLVED that permission be granted subject to the conditions in the report and the following condition:-**

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**Condition**

The use hereby permitted shall be restricted to a horse riding area only with a maximum of 48 visiting riders per week as stated in the Transport Statement submitted in support of the application.

**Reason**

The application details only provided justification for the above level of use, which is compliant with paragraph 32 of the NPPF and for no other purpose or increased level of use.

**245. DELEGATED DECISIONS**

Consideration was given to a schedule of applications determined under delegated powers during the month of December 2013.

**RESOLVED that the schedule be noted.**

**246. DATE OF NEXT MEETING**

**Time of commencement: 18:00 hours**

**Time of conclusion: 19:42 hours**

**Chair**

## GLOUCESTER CITY COUNCIL

<b>COMMITTEE</b>	<b>:</b>	<b>PLANNING</b>
<b>DATE</b>	<b>:</b>	<b>1<sup>ST</sup> APRIL 2014</b>
<b>ADDRESS/LOCATION</b>	<b>:</b>	<b>LAND AT JUNCTION OF CLIFTON ROAD AND BRISTOL ROAD</b>
<b>APPLICATION NO. &amp; WARD</b>	<b>:</b>	<b>13/00710/FUL MORELAND</b>
<b>EXPIRY DATE</b>	<b>:</b>	<b>6<sup>TH</sup> DECEMBER 2013</b>
<b>APPLICANT</b>	<b>:</b>	<b>ALDI STORES LIMITED</b>
<b>PROPOSAL</b>	<b>:</b>	<b>DEMOLITION OF EXISTING BUILDING AND ERECTION OF CLASS A1 FOOD STORE (1,680 SQ.M. GROSS; 1,125 SQ.M. NET) WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING</b>
<b>REPORT BY</b>	<b>:</b>	<b>BOB RISTIC</b>
<b>APPENDICES/ OBJECTIONS</b>	<b>:</b>	<b>SITE LOCATION PLAN BLOCK PLAN 58 LETTERS OF REPRESENTATION 3 PETTITIONS</b>

### **1.0 SITE DESCRIPTION AND PROPOSAL**

- 1.1 The application site comprises a broadly triangular plot of land sited to the northeast of the junction between Bristol Road and Clifton Road and backing onto the rear garden boundaries to residential properties at Stroud Road. The land to the north comprises a bathroom store (now vacant) and a 'Kwik Fit' car repair garage.
- 1.2 The application site was formerly occupied by terraced dwelling houses which were demolished in the 1980's. The western part of the site fronting onto Bristol Road remained unused with the exception of some car parking, whereas the middle and eastern parts of the site, including a small detached building were used for the sale of second hand vehicles.
- 1.3 The used car businesses which traded from the site have since relocated and the site is currently vacant in its entirety, save for some informal parking, which continues on the south-western corner of the site.

- 1.4 The application seeks planning permission for the comprehensive redevelopment of the site to create an Aldi food store and associated car parking facilities.
- 1.5 The proposed building would be located on the western side of the site adjacent to Bristol Road and would be constructed of red brick, curtain glazing and blue engineering brick detailing. The southern end elevation (facing the junction of Bristol Road and Clifton Road) would be constructed predominantly of glass.
- 1.6 The proposed building would have a gross floor area of 1,680 square metres and a net trading/sales floor area of 1,125 square metres.
- 1.7 The proposed car park would provide up to 88 parking spaces and would be accessed from Clifton Road, at a point to the south-eastern edge of the site. A pedestrian access would also be provided from Clifton Road at a point closest to Bristol Road. Additionally 5 cycle stands would be provided to the southern front elevation of the building.

## **2.0 RELEVANT PLANNING HISTORY**

- 2.1 While the application site has been subject to numerous planning applications, the two most relevant applications with regards to the current planning application are summarised below:

11/01345/FUL - Redevelopment of site comprising erection of a motor vehicle showroom with ancillary servicing and administration facilities, mot workshop and associated off street parking – Granted 06.03.2012

00/00551/FUL – Redevelopment of site comprising erection of new Car showrooms, new vehicle workshop and ancillary works - Granted 19.12.2000

## **3.0 PLANNING POLICIES**

- 3.1 Central Government Guidance - National Planning Policy Framework

The NPPF is a material consideration in determining this application.

### *Decision-making*

The NPPF does not alter the requirement for applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The NPPF is underpinned by a presumption in favour of sustainable development. It advises that authorities should approve development proposals that accord with statutory plans without delay, and also grant permission where the plan is absent, silent, indeterminate or out of date. This should be the case unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits, when assessed against the policies of the framework as a

whole, or specific policies in the NPPF indicate development should be restricted.

Authorities should seek to approve applications where possible, looking for solutions rather than problems.

*Building a strong, competitive economy*

The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth.

The NPPF retains a recognition of town centres as the heart of communities and encourages the pursuit of policies to support their vitality and viability.

The sequential and impact tests are maintained for planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up to date Local Plan.

Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more the 'impact' factors, it should be refused.

*Promoting sustainable transport*

Seeks to ensure developments generating significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Decisions should take account of whether;

- The opportunities for sustainable transport modes have been taken up;
  - Safe and suitable access to the site can be achieved for all people;
  - Improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.
- Development should only be prevented on transport grounds whether the residual cumulative impacts of development are severe.

PPS4 '*Practice Guidance on Need, Impact and the Sequential Approach*' has now been **replaced** by new Planning Practice Guidance '*Ensuring the Vitality and Viability of Town Centres*' which places the onus is on the applicant to establish that there are no sequentially preferable sites.

### 3.2 Local Plan Policy

For the purposes of making decisions, the National Planning Policy Framework sets out that policies in a Local Plan should not be considered out of date where they were adopted prior to the publication of the National Planning Policy Framework. In these circumstances due weight should be given to relevant policies in existing plans according to their degree of consistency with the National Planning Policy Framework.

The policies within the 1983 and the 2002 Local Plan remain therefore a material consideration where they are consistent with the National Planning Policy Framework.

The relevant local policies from the City of Gloucester Second Deposit Local Plan (2002) are:

S4a – New Retail Developments outside of Designated Centres  
ST.8 – Creating Attractive Routes to the Centre  
BE.1 – Scale Massing & Height  
BE.7 – Architectural design  
BE. 21 – Safeguarding of amenity  
FRP.1a – Development and Flood Risk  
FRP.10 – Noise  
FRP.11 – Pollution  
TR.31 – Road safety

- 3.5 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – [www.gloucester.gov.uk/planning](http://www.gloucester.gov.uk/planning); Gloucestershire Structure Plan policies – [www.gloucestershire.gov.uk/index.cfm?articleid=2112](http://www.gloucestershire.gov.uk/index.cfm?articleid=2112) and Department of Community and Local Government planning policies - [www.communities.gov.uk/planningandbuilding/planning/](http://www.communities.gov.uk/planningandbuilding/planning/).

#### **4.0 CONSULTATIONS**

- 4.1 **DPDS Consulting** has been instructed by the council to provide retail policy advice on the application. The opinion offered has informed the officers assessment set out in section 6 of this report.
- 4.2 **County Highways** - No objection subject to conditions.
- 4.3 **Environmental Health – Land Contamination Officer** – No objections subject to conditions
- 4.4 **Environmental Health – Protection Officer** – No objections subject to conditions.
- 4.5 **City Archaeology Officer** – no objections subject to condition.
- 4.6 **Environment Agency** – no objections subject to conditions
- 4.7 **Civic Trust** – Object to design

#### **5.0 PUBLICITY AND REPRESENTATIONS**

- 5.1 The occupiers of 55 neighbouring properties were notified for the application by letter. A site notice and press notice were also posted.

5.2 At the time of writing, three petitions have been received with a total of 577 signatures as well as 58 individual letter of representation have been received. The comments raised are summarised below:

#### Support

- Would benefit the Stroud Road/Bristol Road community.
- Walking distance and the costs of shopping at Aldi are a benefit.
- This part of Bristol Rd / Clifton Rd has been an eyesore for far too long maybe 20 years or more.
- Don't need any more car showrooms
- May improve shopping at the Quays as well
- In favour of the redevelopment of this site and the jobs it will bring.

#### Objections

- Would affect trade to (Midcounties Co-operative Ltd) convenience stores at Seymour Road and High Street
- No current identified need for convenience floor space
- retail impact figures presented are questionable
- Sequential test does not appear to have been carried out
- Other available sites closer to the centre
- While application proposed new jobs, the lack of retail need could reduce jobs at other shops
- Would affect Morrisons in Abbeydale district centre & new store on the 'Triangle' site
- Aldi is becoming less of a discounter and more like a supermarket & direct competition to existing supermarkets
- Location is outside of primary shopping area and near Seymour Road Local Centre which are policy protected.
- Failed to meet the requirements of Para 27 of the NPPF
- Unlikely to generate linked trips
- Less than one minute from Lidl which meets the discount demand for the area
- Lidl had permission refused for Home Bargains (open A1) in March 2013.
- Site is protected as employment land
- Unacceptable trade diversion would arise
- Site is in a flood zone
- Site is contaminated
- Incomplete opening hours proposed
- Assessment fails to acknowledge impact on Griffin's store
- Archaeological implications
- Would affect a family run local shop
- Local shop has supported local business & sells local produce
- Reduced opening hours may be better
- Local shop should be protected
- No account of impact on small shop turnover
- Should support small local shops

- Would affect Bristol Road shops
- Would affect town shops
- Already served by Sainsburys and other shops in the area
- Car park will be used by quays shoppers
- Access would be dangerous
- Accidents in the past in this area
- Already traffic problems in Stroud Road
- Traffic problems on Clifton Road and Bristol Road lights
- More parents & children cycling to school & would be at risk
- St Paul's School is nearby – accident waiting to happen
- Already an Aldi in Quedgeley
- Enough small shops/supermarkets in Gloucester
- Moreland's already load and unload on Clifton Road blocking the road
- Parking in surrounding streets is already bad
- Unauthorised parking at Kwikfit - congestion would further affect trade
- Would result in congestion and air pollution
- Large car park will give rise to antisocial behaviour (drugs)
- Don't need an outlet for cheap alcohol
- Much of the site will become 'open'
- Against large building at bottom of back garden
- Noise to/in gardens
- Vermin from waste
- Site should be used for a leisure or community use
- Choice of planting and boundary demarcation along Clifton Road is poor.
- The choice of low wooden fence that will rot and fall apart.
- Capped low brick wall would be better.
- Ecological desert of the rubbish attracting low maintenance shrubs is a disgrace. Bee friendly cherry blossom trees with lavender would be better
- Site is in an historic part of the city
- Development would be incongruous and insensitive & would blight views of this heritage.
- There are many, more appropriate locations in the city.

5.3 The full content of all correspondence on this application can be inspected at the City Council Offices, Herbert Warehouse, The Docks, Gloucester, prior to the Committee meeting.

## 6.0 **OFFICER OPINION**

6.1 It is considered that the main issues with regards to this application are as follows:-

- Retail Assessment
- Design and Layout



- Traffic and Transport
- Other Matters

## **RETAIL ASSESSMENT**

- 6.2 The application involves a retail proposal, and retail is identified as a 'town centre use' in planning terms. The location of the site is out of centre and under these circumstances the National Planning Policy Framework sets out the requirements for sequential and impact tests. These are also evident in the criteria of 2002 Second Deposit Local Plan Policy S.4a.
- 6.3 The NPPF sets out two key tests for retail proposals which are not in a designated centre or in accordance with an up to date development plan. These are the sequential and impacts tests. Given the nature of such retail considerations and the detailed analysis that becomes necessary, the Council has commissioned a retail consultant, DPDS Consulting, to advise on the application.
- 6.4 The application site is approximately 870 metres from the Primary Shopping Area as defined in the 2002 Second Deposit Local Plan and approximately 250 metres from the Seymour Road Local Centre. The shops along Bristol Road to the south of the site are not within a designated centre.
- 6.5 The sequential test requires 'town centre uses' to be located in town centres, then in edge of centre locations and only, if suitable sites are not available should out of centre sites be considered. It follows that when considering edge and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre.
- 6.6 Applicants should also demonstrate flexibility in terms of format, design and scale in considering alternative sites and authorities should take into account any genuine difficulties that can be demonstrated.
- 6.7 The applicant's agent Turley Associates (TA) has submitted a Sequential test and further clarification letters through the application process. The information has been assessed by the council's independent retail consultants DPDS whose assessment is set out below:

### **Kings Quarter**

- 6.8 *We commented in our both our report that the applicant had failed to supply sufficient information in its retail assessment or even to consider the relevant planning documents. TA's letter of the 19th November made reference to the documents, but failed to establish that incorporating a store of this size would result in insufficient space for the proposed uses. We did note that Stanhope had not objected to this proposal but had to a number of applications to vary bulky goods conditions but that stronger evidence would be required before this*

could be accepted. We understand from the Council that the developers current intention is to include only one small food unit in the scheme, and we accept that it would be difficult to incorporate a foodstore in the scheme as proposed sufficiently close to the car park to make trolley use practical, even allowing for flexibility as to its size. We conclude that there is unlikely to be a suitable opportunity within the development to accommodate an Aldi store in the development.

### **M&S Unit Northgate Street**

- 6.9 TA had initially failed to identify the M&S unit in Northgate Street as a potential site and commented that the largest vacant unit in the city centre was 518 sq m. In its November letter, TA stated that it was not being actively marketed, at 2090 sq m was too large, of irregular shape and with a change in levels and lacked adequate servicing and dedicated parking. In its letter of 24th January, it commented that the site provides approximately 1854 sq m arranged over three floors and that the servicing via St Johns Lane was clearly unsuitable for the type of vehicles used by discount foodstores.

By this time we had established from sales details that the unit provided 4069 sq m with 1854 sq m on the ground floor. TA has corrected the error in the ground floor retail space in its letter of the 7th March and we conclude that the unit would provide sufficient retail floorspace at ground floor level for a store of about the proposed size with storage at the same level. We remain of the view that, given its previous use by M&S, the servicing is adequate for food retail use and retailers should be expected to show flexibility on such matters. We also consider that the lack of dedicated parking shows a lack of flexibility. However, given the significance of trolley use in Aldi stores, we consider that there is a lack of parking sufficiently close and convenient. This would make trolley use difficult and renders the unit unsuitable for this particular use.

### **Blackfriars**

- 6.10 TA's original comment in full was that the Blackfriars site has been considered "but it is also proposed as a comparison goods-led site and is not, therefore, considered suitable for convenience goods floorspace proposed through this application". TA's letter of 19th November expanded on this slightly and referred to the relevant planning policy documents but repeated the claim that it was intended for comparison goods retailing only. TA acknowledged that there was no such policy restriction in its letter of 27th January but went on to claim that the whole Blackfriars area had to be developed comprehensively and there were no plans to do so. This is a misunderstanding of the policy and we have established that the requirement is that any planning applications should demonstrate how the development would relate to the planning brief and masterplan. The former Night Club site at 12-16 Quay Street which TA considered as a vacant unit falls within the Blackfriars redevelopment area. In its letter of the 24th Jan, TA gives the area of

*the site as about 0.23 ha. This is about half the size of the current application*

*Given the requirements arising from trolley use we consider that adjacent car parking would be required for an Aldi development in this area – a foodstore could not rely on existing general parking in the city centre. Although there are a number of public car parks in the Blackfriars development area, which serve the city centre, these are scheduled for redevelopment and there is no guarantee about the timing or location of their replacement. We consider that this would be a concern for the applicant and it would not be unreasonable for the applicant to want to be able to secure parking in the longer term. The site would have to be of broadly similar size as the application site and we understand that there are no sites of about this size that the Council can identify as sufficiently likely to come forward to rely on.*

### **Barton Street**

- 6.11 *We drew TA's attention to the need to consider sites in the Barton Street Local Centre. In its letter of the 19th November it commented that the only site was Vauxhall Inn and Picturedrome site which was in active usage and therefore not available. In its letter of the 24th January some further consideration was given to other possible sites. We accept that none of the sites considered in the centre are sufficiently likely to be available to rely on. Sites to the south of the Sainsbury Local store were rejected by TA because edge of centre sites are defined in the NPPF as those within 300m of the primary frontage and the Local Plan did not define a primary frontage in the Barton Street Local Centre. However, the Local Plan does not use the terminology of primary shopping areas in any centre. We note that the Sainsbury store in the former India House public house was in fact outside the centre but a pragmatic view was taken and given the objective of the sequential test, we regard it as edge of centre. We do accept however, that sites to the south of this are not visually linked to the centre and would not in our view contribute much to the vitality and viability of the centre. They would not therefore be sequentially preferable for the proposed development.*
- 6.12 Additionally and in response to objections from existing retailers, DPDS have advised that while the test has been submitted on a post hoc basis to justify the applicant's choice of site, and to some degree colours the evidence submitted, if the Council cannot identify sequentially preferable alternatives, it would be on weak ground at appeal.
- 6.13 While it is noted that both Sainsbury and M&S operate from sites within the city centre it should be noted that both of these stores benefit from parking very near to their stores. It is also reasonable that an Aldi store would also need the benefit of an accessible car park.

- 6.14 In view of the thorough independent appraisal of the applicants submission and the fact that the council is unable to identify a more sequentially preferable site for a food store of the size proposed and with reasonably accessible car parking facilities, or a reasonable prospect of a suitable site coming forward I conclude that the requirements of the sequential test have therefore been reasonably complied with.

**Response to objections**

- 6.15 Concerns have been raised in relation to the expanded range of goods being offered by LAD (Limited Assortment Discounter) Operators and that they are being promoted as destinations for main food shopping as well as providing a top-up role which competes with established supermarkets and local centres. DPDS have advised that while the applicant's impact assessment isn't conclusive, it is unlikely that the development would affect Morrisons in the Abbey Local Centre, particularly as there are LAD's closer to that site, nor the Morrison's store at Metz Way, which itself is 'out of town' and not protected in planning policy terms.
- 6.16 While the agents for Morrisons and Lidl have raised comments on the lack of capacity for additional convenience goods floor space, DPDS have advised that the lack of the need for the development should not be given significant weight. The need test was deliberately omitted from PPS4 which has since been replaced and is not included in the NPPF or the recently released Planning Practice Guidance – Ensuring the Vitality and Viability of Town Centres.
- 6.17 Members will recall several recent applications for variations of condition at out of town retail premises to allow for a wider range of goods to be sold from them. It should be noted that unlike the recent applications at the Peel Centre and Canada Wharf, the nature of Aldi and its food retailing relies on the requirement for car parking in proximity to the store/site location to assist in the transportation of 'weighty' shopping. This use of trolleys and the proposed food based retailing differentiate this application from the proposals at the two applications noted above which were for Home Bargains which does not have the same reliance on trolleys or the similar need for proximity based parking.
- 6.18 It should also be noted that the nature of the development is not considered to be prejudicial to the Kings Quarter development which is comparison goods led scheme with provision for a significantly smaller convenience store floor space. Accordingly Stanhope has raised no objections to this application whereas they raised significant objections to the proposals at the Peel Centre and Canada Wharf which were for comparison goods stores and therefore significantly different to the current proposal.

- 6.19 In order to define the terms of the permission and minimise impacts on the city centre, I recommend two conditions, the first to limit the nature of the Class A1 Retail – ‘food store’ use to ‘Limited product line deep discount retailing’ which shall be taken to mean the sale of no more than 2,000 individual product lines and secondly a condition to limit the proportion of the net sales area to be used for the sale of comparison goods, to not exceed 20% of the net sales area. This would serve to limit the nature of sales that can take place from the property and mitigate impacts of direct competition.
- 6.20 DPDS have advised that there was likely to be some adverse impact on the Seymour Road local centre but concluded that this was unlikely to lead directly to the closure of the food shop. Members are advised that the issue of impact of new retail developments on local centres was not given great weight in planning appeals and DPDS have recommended against refusing planning permission on retail impact grounds. Additionally DPDS have advised that any impact upon Seymour Road shops should be weighed against the benefits of the proposal such as the regeneration of a long term vacant site and the improvement to the visual amenities of the area, supporting construction jobs and expanding the range of shopping in the locality.
- 6.21 The application has been met by considerable objection and petitions on behalf of Griffins Cornershop which is located at the junction of New Street and St Paul’s Road, some 150-mmetres to the east of the application site. The concerns primarily relate to the possible impact upon this local convenience store, which appears to be well supported by the community. In planning terms it should be noted that this property is itself located outside of a local centre and as such is not afforded any local or national level policy protection.

## **DESIGN AND LAYOUT**

- 6.22 The application proposes the regeneration of a prominent and currently vacant site adjacent to Bristol Road, which is a principal route into the City.
- 6.23 The site was formerly occupied by a terrace of dwellings which have since been demolished and the site has since been used for ad-hoc parking and used car sales, which have contributed in maintaining the site’s somewhat, abandoned appearance.
- 6.24 The prevailing character of the area is of substantial, predominantly red brick buildings set on or close to the road frontage. To the south of the site, across Clifton Road is the 3-storey Moreland’s Building and to the west across Bristol Road is Toys R Us, behind which is the 'Wagon Works' building.
- 6.25 The proposed design has been the subject of considerable discussions to secure a design which is of a high quality and responds to the

prominent corner location of the site and is complementary to the adjoining industrial heritage of the Moreland's and 'Wagon Works' buildings.

- 6.25 The proposed building has been sited adjacent to Bristol Road in a similar manner to the adjoining Moreland's building. This serves to continue the urban built form which is a characteristic of this part of the city and also serves to screen the car park from Bristol Road.
- 6.26 The building has been designed with an entrance block which features extensive curtain glazing and a 'wrap-around canopy to the southern elevation of the building and would be approximately 7.8 metres high. The northern part will be approximately 1.8 metres lower at 6 metres in height. This would present a strong and modern design statement to this prominent junction location.
- 6.27 The western side elevation adjacent to Bristol Road would feature 5 recessed brickwork panels set between brick piers. This design approach adds significant visual interest to an otherwise functional building. The recessed brickwork is also a particular design characteristic found on the adjoining Moreland's and Wagon Works buildings.
- 6.28 The recessed panels would include blue engineering brick detailing to the building's plinth as well as underneath the high level windows to that side elevation. This design approach will allow the building to integrate into the street and would result in a significant improvement in the visual amenities of the area.
- 6.29 The eastern elevation of the building would face towards the car park area and would be dominated by the glazed entrance screen and wrap-around canopy, add visual interest to eastern elevation of the building, facing the car park area.
- 6.30 The loading bay to the warehouse would be setback in the north eastern corner of the site and would be accessed through the car park. The service bay would be ramped down some 1.3 metres below the prevailing ground level. As a result the otherwise functional loading and servicing area would appear subservient to the main building.
- 6.31 The northern elevation of the building would be blank and would abut the former vacant bathroom shop and Kwik-fit site and would not be visible from the wider area.
- 6.32 Notwithstanding the submitted drawing the precise details of all external materials will require further consideration and can be controlled by condition to ensure a high quality finish to the development.

- 6.33 While broad landscaping details have been submitted with the application, showing soft landscaping to the southern and eastern boundaries of the site, it is considered that the precise planting and boundary treatments will require further consideration by the council's landscape officer. The precise details with regards to the landscaping of the site and means of enclosure can be controlled by condition.

## **TRAFFIC & TRANSPORT**

- 6.34 The proposal would provide 88 off street parking spaces (including 2 disabled spaces) and 10 cycle spaces. This level of on site parking is considered to be acceptable to serve the development and it should also be noted that the site is near a residential suburb, the city centre and is well served by sustainable transport options including walking, cycling and public transport.
- 6.35 The proposal will include the closure of all but one of the site accesses onto Clifton Road and a pedestrian and cyclist access will be provided to the south-western corner of the site. A speed survey has been undertaken on Clifton Road which has demonstrated to the satisfaction of the County Highways Authority that the proposed entrance arrangements and associated visibility splays are appropriate.
- 6.36 The submitted site plan includes a Swept Path Analysis, which shows how a delivery vehicle would manoeuvre within the site and around the customer parking bays. The County Highways authority is satisfied that any conflict between customers and delivery vehicles can be mitigated by a Servicing Management Strategy, which can be secured by condition.
- 6.37 The trip generation for the discount food store development has been derived from the industry recognised TRICS database, (as was the previously approved car showroom and service development). The proposed trip generation has been assessed against that associated with the previously approved showroom as well as factoring in pass-by trips which are trips that are already on the network and also diverted and linked trips as these are trips that are already on the network and take an alternative route to their normal route in order to visit the site.
- 6.38 As a result, the Highways Authority has advised that the increased level of trip generation associated with the development is not considered to be severe and therefore the proposal is acceptable in highway terms and in accordance with Paragraph 32 of the NPPF.

## **RESIDENTIAL AMENITY**

- 6.39 The application site backs on to the rear gardens to residential properties at Stroud Road. The submitted drawings show that the boundary would be screened by a new 2 metre high close board fence.

- 6.40 The proposed building would be sited in a similar position to the previously approved showroom and repair garage, albeit that the current building would be between 1.6 and 2 metres lower than the previously approved development. As a result the proposal would have a lesser visual impact than the previously consented scheme. As a result there would be no adverse overbearing impacts to neighbouring properties.
- 6.41 The servicing and plant area would be sited to the north eastern part of the site, approximately 20 metres away from the rear elevation of the nearest property. The application has been accompanied by a noise assessment which has demonstrated that the proposal would not result in significant harm to the residential amenities currently enjoyed by the occupiers of adjoining residential properties.
- 6.42 Following advice from the councils Environmental Health Officer I consider it prudent to apply conditions relating to the hours of construction, hours of deliveries during and post construction and hours of operation. Subject to compliance with the recommended conditions I do not consider that there would be any demonstrable harm to the residential amenities currently enjoyed by the occupiers of neighbouring properties.
- 6.43 It is considered therefore that the development would have a satisfactory relationship with the residential properties at Stroud Road and subject to compliance with conditions would not result in any demonstrable harm to the residential amenities currently enjoyed by the occupiers of those properties.

#### **OTHER MATERIAL CONSIDERATIONS**

- 6.44 While the site benefits from an extant planning consent for a car showroom and service depot, (which expires in March 2015) and a previously expired permission for the same, it has become apparent that there is no commercial demand for such a use at the site and as a result the site has remained un-developed and in temporary use for over 20 years.
- 6.45 The current application made is by an end user (Aldi) and should allow for this important site upon a principal route into the city to be brought forward and regenerated, which would result in a significant improvement to the visual amenities of the area as a whole. This regeneration benefit and the associated employment opportunities it would bring is seen as a significant material consideration in the determination of this application.
- 6.46 The northern part of the site, adjacent to Bristol Road appears to be located on flood Zones 2 & 3. The Environment Agency have since advised that: *'further investigation of hydraulic model information (held*



*by the EA) confirms that the site is located almost wholly in Flood Zones 2 and 1 which represent a medium and low probability of flooding respectively'.*

- 6.47 In view of the above and the proposed use of the site for food retailing which is classified as a 'less vulnerable use', the proposed development would be acceptable in flood risk terms. Accordingly, the Environment Agency has raised no objections to the proposed development in flood risk terms, subject to a condition relating to finished floor levels.
- 6.48 The application is accompanied by a Flood Risk Assessment and the applicant has submitted additional information to meet the requirements of the flood risk sequential test.
- 6.49 The flood sequential test shows that the applicant has considered various other sites throughout the city which have been discounted on grounds of being unsuitable for their requirement, in parallel with the retail sequential test. Additionally alternative sites farther from the city centre would be unlikely to pass the necessary retail sequential test.
- 6.50 The application site may have been subject to contamination from recent potentially contaminative land uses. In the interest of being prudent the City Environmental Health Officer has recommended a condition to require the investigation of and if necessary remediation of any ground contamination if discovered.
- 6.51 The application forms state that the proposed development would result in the creation of 10 full time and 20 part time jobs (or 20 full time equivalent posts). It considers the proposal would have a modest effect on job creation, and would result in the creation of 10 (full time equivalent) more jobs than would have been created had the Showroom and garage development proceeded. The construction phase, although temporary in duration is also likely to sustain a number of jobs while the site is being built.

## **7.0 CONCLUSION & REASON FOR APPROVAL**

- 7.1 The proposed development will bring back into use a prominent brown-field site upon a principal route into the city and would make best use of this important brown-field site. It is considered that subject to compliance with conditions, the proposal would have an acceptable appearance which would enhance the visual amenities of the area and would not result in any demonstrable harm to established retail centres, or the residential amenities currently enjoyed by the occupiers of neighbouring properties. Additionally, the site is accessible by a range of transport modes and the proposed development would not result in any demonstrable harm to highway safety or have any severe impacts on the local highway network. It is therefore considered that the development accords with policies S.4a, ST.8, BE.1, BE.7, BE.21,

FRP.1a, FRP.10 FRP.11 and TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

## **8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER**

- 8.1 It is recommended that based on the information submitted, planning permission should be granted subject to the following conditions:

### Condition 1

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

### Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### Condition 2

The development hereby permitted shall be carried out in accordance with the approved drawing nos.110850-P(1)03 Rev.B, P(1)04, P(1)05, P(1)06, P(1)07 Rev.A, P(1)08 and 9553-0050 Rev.A received by the local planning authority on 7th August 2013 and drawing no.110850-P(1)12 received by the local planning authority on 2nd February 2013 and any other conditions attached to this permission.

### Reason

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within Second Deposit City of Gloucester Local Plan (2002).

## **BEFORE COMMENCEMENT OF CONSTRUCTION**

### Condition 3

No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

### Reason

The proposed development site has potential to include significant elements of the historic environment. If present and revealed by development works, the Local Planning Authority requires that these elements will be recorded during development and their record made publicly available in accordance with policy BE.36 of the Second Stage Deposit City of Gloucester Local Plan (2002).

### Condition 4

Notwithstanding the submitted details, full architectural details of the following shall be submitted to and approved in writing by the local

planning authority prior to the commencement of any works. The development shall be carried out in accordance with the approved details prior to its first occupation and maintained as such thereafter: -

- a) All external facing and roofing materials.
- b) Curtain glazing, including details of the colour, reveals, frames and glazing joints.
- c) Windows and doors including glazing colour, frame colour, cills and reveals.
- d) Recessed brick panels onto Bristol Road
- e) Canopy feature, including precise colour and materials
- f) All external guttering hoppers and down pipes, including, materials and colour.

#### Reason

These details will require further consideration to ensure that the materials are of high quality which are sympathetic to the existing character and appearance of the city and positively contribute to local distinctiveness in accordance with policy BE.7 of the Second Stage Deposit City of Gloucester Local Plan (2002).

#### Condition 5

Notwithstanding the submitted drawings, development shall not take place until there has been submitted to and approved in writing by the local planning authority, a plan indicating the positions, design, materials and type of all boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details prior to the first use of the building hereby permitted and shall be similarly maintained thereafter.

#### Reason

In the interests of visual amenity of the area and to protect the residential amenities currently enjoyed by the occupiers of neighbouring properties in accordance with policies BE.21 and BE.4 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 6

The development shall not take place until a scheme of hard and soft landscaping for the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in all respects not later than the first planting season following the occupation of any buildings or the completion of the development, whichever is the sooner. If at any time within a period of 5 years of the completion of the development any trees or plants die, are removed or become seriously damaged or diseased, they shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

#### Reason

To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment in accordance with policy BE.12 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition 7

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking and turning of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. measures to control the emission of dust and dirt during construction

#### Reason:

To reduce the potential impact on the public highway and in accordance with policy TR.31 of the Second Stage Deposit City of Gloucester Local Plan (2002).

#### Condition 8

Works shall not commence on the development hereby permitted until a Travel Plan has been submitted to and agreed in writing by the Local Planning Authority, setting out;

- i. objectives and targets for promoting sustainable travel,
- ii. appointment and funding of a travel plan coordinator,
- iii. details of an annual monitoring and review process,
- iv. details of annual reporting to Gloucestershire County Council;
- v. means of funding of the travel plan, and;
- vi. an implementation timetable including the responsible body for each action.

The approved Travel Plan shall be implemented in accordance with the details and timetable therein, and shall be continued thereafter, unless otherwise agreed in writing by the Local Planning Authority.

#### Reason

To encourage non-car modes and in accordance with policy TR.1 of the Second Stage Deposit City of Gloucester Local Plan (2002).

#### Condition 9

The building(s) hereby permitted shall not be occupied until the vehicular parking and turning and loading/unloading facilities have

been provided in accordance with the submitted plan drawing no.P(1)03 Rev B, and those facilities shall be maintained available for those purposes for the duration of the development.

**Reason**

To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site and in accordance with policy TR.31 of the Second Stage Deposit City of Gloucester Local Plan (2002).

**Condition 10**

Development shall not take place, including any works of demolition, until a Servicing Management Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to thereafter. The Statement shall:

- i. specify the type, number and frequency of vehicles that will deliver to the store;
- ii. specify delivery route to the store;
- iii. specify the delivery times outside of store opening hours, or specify a method of delivery and customer control that reduces the risk of collision between delivery vehicles and pedestrians if delivery during store opening hours is unavoidable

**Reason**

To reduce the potential impact on the public highway and in accordance with policy TR.31 of the Second Stage Deposit City of Gloucester Local Plan (2002).

**Condition 11**

The development hereby permitted shall not commence until details of a lighting scheme to illuminate the external areas of the application site have been submitted to and approved in writing by the Local Planning Authority. The details shall include the lighting fixtures, their location on the site/on the buildings, and the extent of illumination. The scheme is also to include details on how the impact of how floodlights and external lighting will be minimised. The approved lighting scheme shall be implemented prior to the commencement of the use of the development and maintained for the duration of the use of the site, unless otherwise agreed in writing by the Local Planning Authority.

**Reason**

In the interests of crime prevention and to protect the amenities of the occupiers of neighbouring properties in accordance with Policies BE.5 and BE.21 of the City of Gloucester Second Deposit Local Plan 2002.

**Condition 12**

Prior to the commencement of the development hereby permitted a scheme for the management of dust from the construction process shall be submitted to and approved in writing by the local planning authority and the use shall not be commenced until the approved

scheme has been installed and made fully operational, and thereafter it shall be operated and maintained, as long as the use continues. The scheme shall include details of how dust will be qualitatively monitored.

Reason

In order to ensure that materials are handled and properly discharged in the interests of the amenities of residential property in the locality in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 13

Prior to the commencement of the development hereby permitted a scheme for the management of noise from the construction process shall be submitted to and approved in writing by the local planning authority and the use shall not be commenced until the approved scheme has been installed and made fully operational, and thereafter it shall be operated and maintained, as long as the use continues.

Reason

In order to ensure that materials are handled and properly discharged in the interests of the amenities of residential property in the locality in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 14

Notwithstanding the submitted details and prior to the commencement of development, precise details of the proposed foul and surface water drainage arrangements including details of catchments and disposal of surface water from the driveway and hard standing, shall be submitted to and approved in writing by the local planning authority. The details submitted shall include proposals for the disposal of surface water in accordance with the principles of Sustainable Urban Drainage Systems (SUDS) and an assessment of the hydrological and hydrogeological context of the development. The drainage scheme shall be implemented before the first occupation of the development and shall be maintained thereafter for the life of the development.

Reason

To ensure satisfactory drainage arrangements are provided in accordance with sustainable objectives of Gloucester City Council and Central Government, highway safety and in accordance with policies FRP.6 and TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 15

Development shall not commence (other than that required to be carried out as part of an approved scheme of remediation) until parts 1 to 3 of this condition have been complied with, unless otherwise agreed in writing by the Local Planning Authority. Occupation must not take

place until parts 4 and 5 have been complied with, unless otherwise agreed in writing by the Local Planning Authority.

#### 1 – Desk Study Assessment

A desk study shall be undertaken, considering the history of the site and surrounding areas, and the proposed use, to allow the development of a conceptual model identifying potential risks to human health and the environment. The desk study shall recommend whether further site investigation is required, detailing investigation proposals if necessary. A Desk Study Report shall be submitted to, and approved in writing by the Local Planning Authority.

#### 2 – Site Investigation and Risk Assessment

A site investigation should be undertaken, if recommended following the Desk Study Assessment, including all relevant soil, ground gas, groundwater and other environmental sampling. This should be carried out by competent persons. The findings of this investigation should be used to undertake a risk assessment for all identified health or environmental risks affecting the site. A Site Investigation and Risk Assessment Report should be submitted to, and approved in writing by the Local Planning Authority.

#### 3 – Remediation Design

The findings of the site investigation and risk assessment should be used in order to design a suitable remediation strategy for the proposed development. The remediation scheme should include all works necessary to allow the site to be developed in a manner that is safe and suitable for use, and should include details of the remediation objectives and criteria, timetable of works and quality management procedures. Verification proposals, including validation testing where appropriate should also be included. Once written approval of the Remediation Strategy has been given by the Local Planning Authority, this scheme should then be appropriately implemented. A Remediation Strategy should be submitted to, and approved in writing by the Local Planning Authority.

#### 4 – Reporting of Unexpected Contamination

In the event contamination is found during the approved development that was not previously identified or anticipated within the Risk Assessment Report and Remediation Strategy, the Local Planning Authority must be notified immediately, and development in the vicinity of the newly identified contamination suspended until it has been appropriately characterised, risk assessed and further remediation requirements established, all to be reported in writing, and approved in writing by, the Local Planning Authority.

#### 5 – Verification Reporting

Following the completion of the remediation works set-out in the Remediation Strategy, the agreed verification work, including any validation testing should be undertaken, and the findings incorporated

into a Verification Report, to be submitted to, and approved in writing by the Local Planning Authority. The ultimate aim of this Verification Report being to document the site as having been suitably remediated and confirmed suitable for its intended use.

**Reason**

To ensure potential soil contamination is satisfactorily dealt with before the development is occupied and in accordance with Policy in accordance with policy FRP.15 of the Second Deposit City of Gloucester Local Plan (2002).

**DURING CONSTRUCTION**

**Condition 16**

The floor levels of the buildings shall be set at least 600mm above the modelled 1 in 100 year peak flood level (including an allowance for climate change) on the Sud Brook of 12.37 metres above Ordnance Datum.

**Reason**

To protect the development from flooding in accordance with policy FRP.1a of the Second Stage Deposit City of Gloucester Local Plan (2002).

**Condition 17**

No construction works shall take on the premises before 8am on weekdays and 8.30am Saturdays nor after 6pm on weekdays and 1pm on Saturdays, nor at any time on Sundays, Bank or Public Holidays.

**Reason**

To safeguard the amenity of the area in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 18**

No power tools or machinery shall be used on the site, other than portable hand tools between 08:00 and 08:30hrs Monday – Friday or between 08:30 and 09:00hrs Saturdays.

**Reason**

To safeguard the amenity of the area in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 19**

No materials or substances shall be burnt within the application site at any time.

**Reason**

To safeguard residential amenity and prevent pollution in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).



## **BEFORE OCCUPATION OF THE BUILDING**

### Condition 20

The vehicular access hereby permitted shall not be brought into use until all existing vehicular accesses to the site (other than that intended to serve the development) have been permanently closed, and the footway/verge in front has been reinstated, in accordance with details to be submitted to and agreed in writing beforehand by the Local Planning Authority.

### Reason

To reduce potential highway impact by ensuring there is no further use of an access that is deemed to be unsuitable to the serve the development and in accordance with policy TR.31 of the Second Stage Deposit City of Gloucester Local Plan (2002).

### Condition 21

The development hereby permitted shall not be occupied until 'Sheffield hoops' or similar secure cycle stands for a minimum of 10 bicycles to be parked have been provided on site in accordance with drawing no.110850 P(1)03 Rev.B. The stands shall be similarly maintained for the duration of the use.

### Reason

To ensure that adequate cycle parking is provided and to promote cycle use, in accordance with Policies T.1 and T.3 of the Gloucestershire Structure Plan Second Review.

## **POST OCCUPATION OF BUILDINGS**

### Condition 22

The development hereby approved shall be used as a Class A1 retail foodstore. This shall be restricted to 'limited product line deep discount retailing', and shall be used for no other purpose falling within Class A1 of the Town and Country Planning (Use Classes) Order 1987. 'Limited product line deep discount retailing' shall be taken to mean the sale of no more than 2,000 individual product lines. No increase in the number of product lines shall be permitted without the prior written approval of the Local Planning Authority.

### Reason

To define the terms of this permission and in order to protect the vitality and viability of existing centres and to ensure the store retains its status as a deep discount retail food-store and in accordance with Policy S.4a of the Second Stage Deposit City of Gloucester Local Plan (2002).

### Condition 23

The net sales area of the store hereby approved shall not exceed 1,125 square metres, as shown on the approved Proposed Floor Plan 110850P(1)04. The proportion of the net sales area to be used for the sale of comparison goods shall not exceed 20% of the net sales area

without the prior written agreement of the Local Planning Authority.

Reason

To define the terms of this permission and in order to protect the vitality and viability of existing centres and to ensure the store retains its status as a deep discount retail food-store and in accordance with Policy S.4a of the Second Stage Deposit City of Gloucester Local Plan (2002).

Condition 24

The store shall only open to the public between the following hours: 8am and 9pm Monday to Saturday and Bank Holidays and 10am to 5pm on Sundays.

Reason

In the interest of the amenities of the occupiers of neighbouring residential properties and in accordance with policy BE.21 contained within the Second Deposit City of Gloucester Local Plan (2002).

Condition 25

Deliveries to and dispatched from the development hereby permitted shall only take place between the following hours: 06.00 and 22.00 Monday to Friday, 07.00 and 21.00 Saturdays and 09.00 to 18.00 Sundays and Bank Holidays.

Reason

To safeguard the residential amenities if the occupiers of neighbouring residential properties in accordance with policies FRP.10 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 26

Public facilities for the recycling of glass shall at no time be provided at the site.

Reason

To safeguard the residential amenities of the occupiers of neighbouring residential properties in accordance with policies FRP.10 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Notes

The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.

Note

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucester City Council Building Control Team on 01452 396771 for further information.

Note

Notwithstanding the submitted drawings this permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary.

Note

Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:

- Work on an existing wall or structure shared with another property
- Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property
- Excavating near a neighbouring building.

The legal requirements of this Act lies with the building/site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DETR publication The Party Wall Act 1996 - explanatory booklet, available online.

Decision: .....

Notes: .....

.....

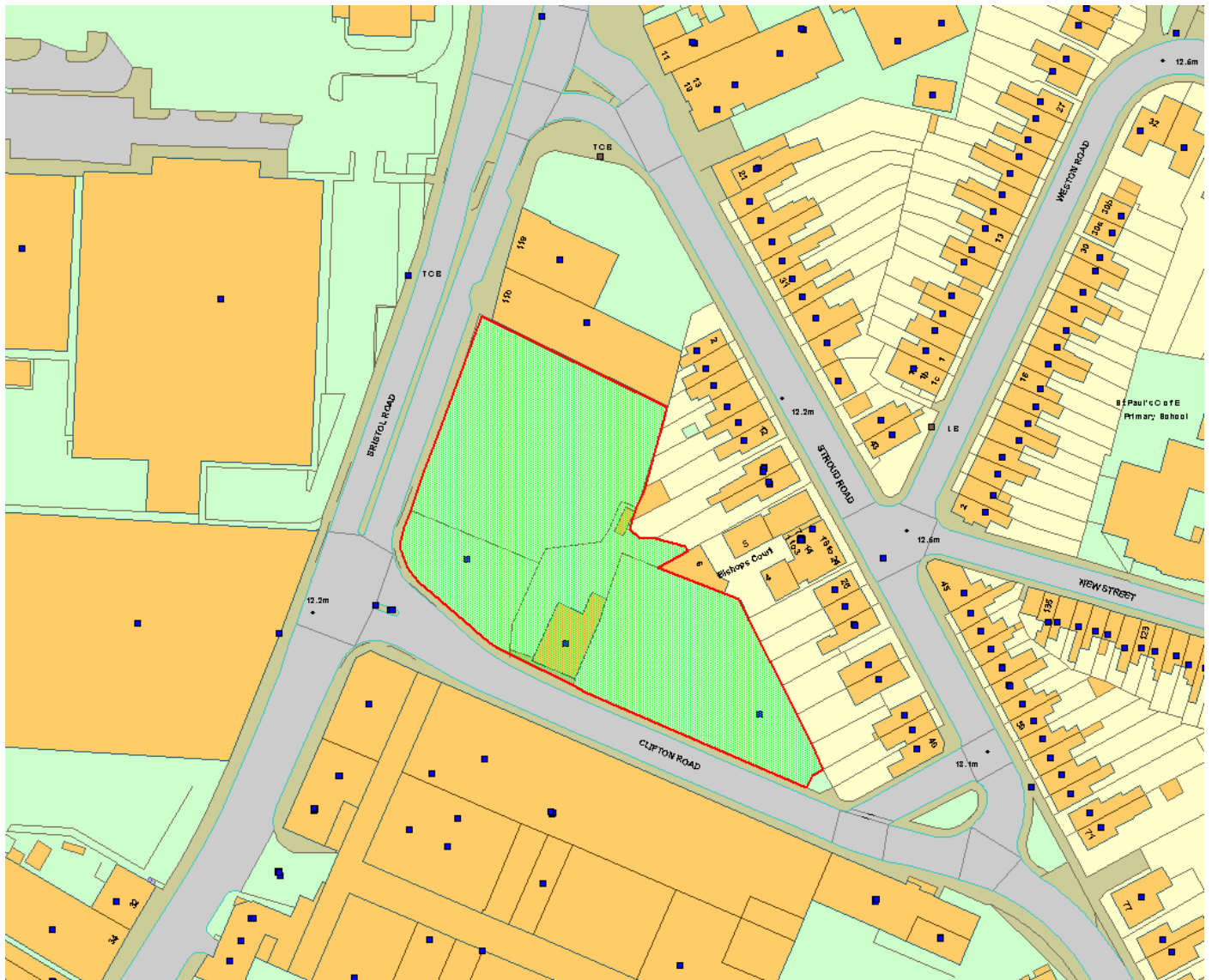
.....

Person to contact: Bob Ristic  
(Tel: 396822)

13/00710/FUL

Land At Junction Of Clifton Road And  
Bristol Road  
Gloucester

Planning Committee 01.04.2014



To Development control

It has come to my attention that there are plans for a new Aldi Store on the old Moreland Site in Gloucester. Even though there is a local Tesco express and Lidel's close by, it is very sad that there has to be yet another big store going up putting the small businesses at risk.

I know one small shop that will be effected and that is Griffins Office Licence in New Street. Last year I believe they celebrated 100 years of trade  
I used to lived in new street and shopped at the corner shop for over 30 years.

There is nothing that hurts me more then to see someone loss they business to big companies like Tesco's, Lidels, Aldi, Sainsbury's and Asda.

I feel that the people who decide on allowing all these large supermarkets being build has not thought twice on how it may affect other business or trade in the area or small shop Like Griffins  
in New Street.

The amount of shops That has been build this year is quite a lot. With the New Asda in Kingsway, Sainsbury's in barton street, Morrison off metz way, Tesco's with there Tesco express, and now sainsbury Express. I wonder when you the Development control will say to yourselves there is now enough supermarkets.

Please take note of my strong objections to this development of Aldi within Bristol Road.

Best Regards

Miss Janet Weston

Bob

Whilst appreciate you are trying to produce your report, after looking at the city plan other planning information, other comments and documents with the application I felt the need to prepare a further representation document which complements my previous additions. Please see attached.

Also I have a few questions I am hoping you can assist with;

- 1.How long is the determination period for this application? Is there a deadline for Aldi to comply with when submitting their documentation for the planning application from the date originally put forward?
- 2.Did Aldi submit a section 106 agreement? if so please can you advise me where I can find it so I can see what the contributions are. Who is responsible to ensure these contributions are delivered?
- 3.Has Aldi applied for or got a licence to sell alcohol? Is there a cumulative impact zone (CIZ) in the proposed development area.

I look forward to hearing your answers regarding my questions and to receive report findings and date for the proposed meeting as soon as it is revealed.

Meanwhile I trust the email is acceptable,  
Many thanks and kind regards  
Lisa Bayes.

Dear Mr Ristic

### **13/00710/FUL – Proposed Aldi Food Store – Clifton Road/Bristol Road, Gloucester**

I write with regards the above application, pending consideration. This document complements previously submitted representative documentation and gives further reasons why this proposal should be rejected.

#### **Legislation – planning a sustainable development**

The starting point is that the planning proposal submitted is not in accordance with fundamental aspects, elements and frameworks that govern planning a sustainable development demonstrated throughout this report.

Aldi stated in their planning supporting statement section 5 policy context; 5.10 core policies. Elements of the NPPF has 12 core land use planning principles the ones of particular relevance to this application were listed, but evidence contradicts them and questions whether Aldi are able to successfully deliver the principles;

- Proactively support sustainable economic development – How? They will negatively impact on vitality and viability of existing provisions, impact assessment studies reveal this.
- Identify the development needs of an area – How? Residents and businesses a like identified no further supermarket need required at this site other use of land were highlighted for development.
- Take account of the needs of the communities – How? Failed to listen and acknowledge to community evident from comments. Didn't even acknowledge the existence of neighbour business Kwik Fit, Aldi said unit was vacant.
- Deliver sufficient community facilities to meet local needs. How? What are they going to do and offer in facilities that are not already present?
- Focus significant development in locations which have or can be made sustainable. How? The impact on local retailers will be negatively significant causing closures, redundancies, and unemployment as a consequence.

#### **Need**

The objections have encouraged genuine public participation from people who know what they want to shape their community with comments and petitions advocating for planning to be refused. On the basis that the proposal does not meet development needs for the area as existing supermarkets, shops, markets and convenience store provisions adequately serve the town, and offer choice, value and competitive prices. As Aldi's application was not planned for in the city plan it can not proceed unless the applicant demonstrates that the community needs the development, and that it meets needs whilst ensuring the diversity and viability of the community according to Policy Planning Statement 6(PPS6).

The council in their decision must consider this policy and listen to, engage and work with the community they serve. As the Localism Act 2011 states 'Taking power away from officials and putting it into the hands of those who know most about their neighbourhood – local people themselves'.

Aldi in their planning supporting statement (3.12) have said "Development on the site can achieve a satisfactory relationship with the residential properties at Stroud Road." It is wrong for Aldi to assume an extant permission can form context for the application proposal now brought forward. Evidence from Stroud Road residents (Separate letters from Mr Tanner, Mr Patel, B Pearson to name a few) refute this statement with their strong objections and discuss how Aldi would harm and impact them, suggesting NO satisfactory relationship. Refer to comments on application petitions and letters.

#### **Sequential Approach**

Aldi did not undertake a fully compliant thorough sequential approach when examining suitable alternative development sites that meet principles, local plan, needs of community and vision for the future sustainable development. In council pre consultation discussions these sites were suggested which represent opportunities to make important contribution to City Centre retailing. Satisfying and benefiting all groups involved whilst protecting and promoting the vitality of the town achieving the NPPF, but Aldi failed to give full consideration to these alternative site locations and reasons for dismissing them being 'unsuitable' - how would a different location not achieve their aim of having a deep discount facility to enhance retail offer? This can be done at any location when following the Aldi uniform site development approach.

Therefore the proposal fails to comply with PPS6 and City plans strategy to 'regenerate the City Centre and increase the number of people using it by adopting a City Centre first approach to development to regenerate and enhance the City Centre experience'. This is because the out of town development site would pull people away from shopping in town. Meaning exactly what it says 'out of town'. In other words, rather than leading to spin-off shopping, (what Aldi propose) edge-of-centre has the potential to produce 'spin-away' effects, where shopping is drawn away from the existing retail centre.

### **Impact on viability and vitality**

To achieve the city plan the town business survival rates must be encouraged by providing genuine choice, working with and making provision for diversity of specialist stores, corner shops, convenience stores, farm shops and markets. This development will have a permanent, adverse effect on these businesses and their local suppliers, undoubtedly resulting in closures, loss of jobs, increasing numbers of unemployed and choice been eroded. The existing provisions will struggle to compete with Aldi's buying power and aggressive pricing policies. In addition, Aldi sell non-food markets such as clothing, electrical goods, books, household and gardening goods. And are now planning to evolve in a direction that is more attractive to a wider group of people, by introducing fresh fish and meat produce and increase and improve their selection of goods. It is clear they aim to compete directly with the entire range of shops found in town in an attempt to increase market share, so the only choice will be to go to a different size store of the same chain.

The proposal would create a drain on the town's economy, and siphoning off profits from the community into the pockets of Aldi.

I strongly disagree with Aldi Section 6 planning supporting statement; 6.10 'The Retail Assessment submitted with the application demonstrates that the proposed ALDI at Clifton Road will not have a detrimental impact upon Gloucester city centre or any other centres. The proposal represents no threat to planned investment in the city centre (or other designated centres) and will not deter future investment. The submitted Retail Assessment also demonstrates that the development will not have a significantly adverse impact on vitality and viability in relevant centres.'

Fail to see how Aldi reached this conclusion when evidence suggests due to the rise of new supermarkets the rate of loss of independent shops is increasing - a recent study by the Institute of Grocery Distribution revealed that 2,157 independent shops went out of business or became part of a larger company in 2004, compared with a previous annual average of around 300 a year. (1)

Also as data from the Department of Trade and industry shows that the UK lost 50 independent shops a week over the last decade. Emissions and pollution from traffic is rising dramatically and the average person travels 893 miles per year to shop for food. Suppliers, farmers, the environment and smaller retailers are squeezed as the big four extract ever better deals from their market dominance. Cited in Ghost town Britain II death on the high street.

(2)

Along with the Department of Trade and industry concerns over proposed supermarket development impacts, comments noted below from the Richard Graham City MP and Mark



Owen chairman of Federation of Small business FSB highlight issues. As detailed in Punch line Gloucestershire Means Business publication, discussing development of the proposed site. (3) The city MP Richard Graham said. "I would be interested to know the size of any building and what exactly they would be selling". "However, I would be most concerned if it were anything that threatened the livelihood of the Griffins or any other local businesses. There are quite a lot of other supermarkets in the area as it is."

Mark Owen, chairman of the Gloucester branch of the FSB said: "I have lost count of the number of supermarket and express stores in Gloucester. They seem to be springing up all the time. We must be approaching saturation".

Also this retail assessment statement can not be reliable when data included was not complete. The proportionate Retail Assessment failed to identify key businesses which would suffer an impact (Griffins Shop New Street, food stores on Bristol Road, Park End Road, and Southgate Street to name a few roads) and under estimated the economic impact figures on stores so can not be regarded as factual evidence. Section 27 of NPPF 'where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the factors. In policies 23-26, it should be refused.

Also the proposal must be rejected on the basis as stated in the Key Development Principles to Deliver the Strategy city plan point 3 "Development will not be supported where it will have a demonstrable negative impact on the City Centre and its regeneration." (4)

### **Jobs and Employment Land**

As outlined in the Gloucester City plan 2031 to support economic growth the City Plan needs to ensure it delivers enough employment land in the right locations to meet a variety of needs in respect of the quality and location of development sites. The proposed site is designated as employment use so following the pre application meeting has appropriate justification been given for the loss of an employment generating use? Even though Aldi proposes to bring jobs they fail to consider the wider picture of independent retailer turnover losses, bankruptcies and jobs lost as a consequence. A 1998 study by National Retailer Planning Forum NRPF examined the employment impacts of 93 superstore openings between 1991 and 1994 found that they resulted in a net loss of more than 25,000 jobs or 276 per store opened. (5) With loss of jobs exceeding the creation of jobs this proposal should fail in its employment justification.

### **Traffic and Transport**

Local knowledge suggests the roads surrounding the proposed site appear to be operating at their capacity. Whilst current evidence suggests highway concerns regarding the proposed site arrangement in terms of insufficient information submitted to accurately assess transport impacts, delivery manoeuvres, and pedestrian safety and vehicle movements. Strong concerns are raised about traffic patterns, increases in congestion, traffic emissions, noise and accidents. Considering these a highway objection must also apply.

### **Summary**

Gloucester has a varied retail venue with its unique mix of shops, independent retailers, markets, farmers market, corner shops, convenience stores, restaurants, cafés and bars all providing an excellent retail setting for tourists and residents alike. These distinctly positive and attractive elements would change significantly if this inappropriate development is allowed. In all its activities, proposal and in the name of 'more jobs', 'more choice' and 'better prices', Aldi will negatively impact the vitality and viability of the town; unfairly competing with businesses causing subsequent job losses, rise in unemployment and business closures and a lot less choice in town as a consequence.

To summarise the proposed Aldi application should be refused on grounds;

- Legislation – Failure to comply with planning policy principles and criteria.

- Need – Application not planned for in city plan at this site and Aldi failed to demonstrate how the community needs the development whilst ensuring diversity of the local community, according to PPS6.
- Insufficient sequential assessment - Failure to undertake thorough sequential approach in considering and examining alternative development sites which comply with City Plan and PPS6. Not adopting a City Centre first approach to development to regenerate and enhance the town. Failure to understand the developments cumulative impact. The proportionate Retail Assessment failed to identify key businesses which would be impacted upon. The Figures used appeared to be underestimated and should be treated with a level of caution.  
Fail city plan point 3 “Development will not be supported where it will have a demonstrable negative impact on the City Centre and its regeneration.” (4)
- Employment Land – Failure to fully explore and justify the land for the loss of an employment generating use.
- Traffic and Transport – Failure to submit sufficient evidence and information on impacts from the development therefore a highway objection must be given.

Invite the rejection to this proposal as the impacts of this development outweigh any benefits gained.

### References

1. Institute of Grocery Distribution (2005) *Convenience Retailing*
2. Cited in Ghost town Britain II death on the high street.  
<http://www.neweconomics.org/gen/uploads/2hk0dtqtzv0run55afsou4515122003114309.pdf>
3. Gloucestershire means business magazine  
<http://www.punchline-gloucester.com/articles/aane ws/questionmarkove rbristolroadbrownfieldsite>
4. City plan Gloucester City plan 2031 shaping Gloucester regeneration journey
5. Competition commission 2000 Supermarkets a report on the supply of groceries from multiple stores.  
[http://www.competition-comission.org.uk/rep\\_pub/reports/2000/446super.htm](http://www.competition-comission.org.uk/rep_pub/reports/2000/446super.htm)

G&A Stores  
163 Seymour Road  
Gloucester  
GL1 5HH

07 October 2013

Democratic Services Team  
Gloucester City Council  
North Warehouse  
The Docks  
Gloucester  
GL1 2EP

BUSINESS SUPPC  
SERVICES

10 OCT 2013

Ref 13/00710/FUL

To whom it may concern,

I, Gaunthi Rajkumar, am the owner of G&A Stores located in Seymour Road. I am writing regarding above reference, I strongly object to the planning on this ground to be used as a supermarket. I believe that another supermarket in this area would destroy the trade of the small business in the surrounding areas of which one is mine.

I think it be more helpful to us and other small business if you put a stop on the planning permission of this supermarket. We already have so many supermarkets in this area that's including the New Morrison's. Shops around this area provide every think so another supermarket in this area is unnecessary. We welcome the development of the area but we don't need another supermarket. Development of this area should help the community and local business but a threat to them.

Other factors to consider would be traffic and parking on Bristol road which is already unbearable. The road is very busy it will be busier and slower if 20mph put in place. I also hope the council will help me to survive in these current times.

Yours faithfully

Gaunthi Rajkumar



Mr B Ristic  
Senior Planning Officer  
Planning Department  
Gloucester City Council  
Herbert Warehouse  
The Docks  
GLOUCESTER  
GL1 2EQ

**Lidl UK GmbH**  
**Waterton Industrial Estate**  
**Off Cowbridge Road**  
**Bridgend CF31 3PH**

[REDACTED]  
[REDACTED]  
Date: 2 September 2013

[REDACTED]  
[REDACTED]  
Dear Mr Ristic

**13/00710/FUL – Proposed Aldi Food Store – Clifton Road/Bristol Road,  
Gloucester**

I write with regards the above application, which is pending consideration with Gloucester City Council.

It is apparent that there is a high level of objection for this application amongst local traders, of which Lidl is one.

There is currently no convenience goods floorspace capacity in the City; with a modest amount of growth only emerging after 2016. This area of Gloucester is well represented with a range of food retailers; with all sectors being present. The proposed Aldi store is less than one minute away from the Lidl store, with the need for a LAD (Limited Assortment Discounter) clearly being met by this latter store. It is an offer therefore not needed within this particular area.

It is important to note that Lidl had an application (12/01210/FUL) refused in March 2013 when permission was sought to vary the existing consent of the vacant retail units adjacent to the Bristol Road store to Open A1 to allow Home Bargains to trade alongside Lidl in an amalgamated and extended 1,062 sqm unit (as compared with the 1,125 sqm footprint that Aldi are proposing). In her Committee Report, the Case Officer also cited concerns regarding the cumulative impact this would have on the City Centre.

The site is currently designated as an employment site; which under policy E4 is protected. Aldi have not undertaken any type of assessment nor marketing exercise to ascertain whether the site is of interest to this type of user or would generate

equal benefits as those suggested for a foodstore. Surely this is critical if employment sites are 'protected' under Gloucester City Council policy?

From the figures presented by Turley Associates, it is apparent that both an unacceptable level of trade diversion and cumulative impact would arise if the Aldi was to be consented. Such figures should also be treated with a certain level of caution since they are likely to be underestimated. Of course, such an analysis does not account for smaller foodstores and other local businesses which would be directly affected by the development.

It is a little strange that Gloucester City Council did not insist upon a full impact assessment as advised for certain applications beneath the 2,500 sqm threshold identified in the NPPF in the Joint Core Strategy Retail Study (2011-2031, prepared by DPDS), given the anticipated levels of impact estimated by Turley Associates. Indeed, we are aware that the Council themselves are concerned about the impact the development will have on existing retail and are likely to seek a independent consultant's opinion (DPDS Consulting) with regards the proposals. As this has currently not been undertaken, we kindly request that you insist upon this in the interest of openness and transparency in light of Lidl's recent refusal.

With regards to highways, Lidl understands that there are highway concerns regarding the current proposed site arrangement in terms of delivery manoeuvres, pedestrian safety and vehicle movements and would highlight that this is a critical safety issue which the current arrangement as proposed, does not resolve. As such, a highway objection must also apply.

With regards the sequential test, Lidl feel that Turley Associates have not provided an adequate assessment, particularly with regards the Kings Quarter development. Turley concludes that the site is both not available nor suitable for their clients. However, in her committee report on application 12/01210/FUL (March 2013), Ms Ristic states that:

*'Given that there is an allocated, planned and committed site capable of delivering additional convenience and comparison floor space at Kings Quarter there is a sequentially preferable site.'* (p7)

Furthermore, and quite significantly:

***'The identified capacity for the plan period is not sufficient to support out-of-centre development over and above the King's Quarter committed, planned investment.'*** (p7)

There is seemingly only one course of action from this conclusion; that the proposed Aldi application should be refused on grounds of insufficient sequential assessment, the cumulative impact of the proposed development and a failure to fully explore policy E4 with regards to the potential to retain the land as employment use.

Should the application be recommended for approval, with Member's subsequent support, Lidl reserves its right to seek a judicial review of the application.

This objection has also been circulated to Planning Committee Members, Ward Councillors and Richard Graham (MP Gloucester).

Yours sincerely



**Wendy Hurst**  
**Acquisitions Manager – Lidl UK GmbH**

Sent from my iPad Hi Bob. A letter was given in at reception from Sandra Williams who is a resident who has experienced traffic problems in the area,can you let me know if you have received this in the morning please.Also can you make sure Highways are aware that St Paul's school is situated at the back and is very busy with extra traffic and children. Thank you from Debbie



Sandra Williams - Waters  
63 St Pauls Rd  
GL1 5AP



I was once almost run over when pregnant with my first son on Bristol Road at the crossing by Tesco Metro by a car. I fell and grazed my palms and when I got home and took off (or peeled off my jeans) had badly grazed my legs all to protected my stomach (bump).

The children and parents now bike to primary and Secondary schools as fares on buses are too high plus of health reasons, but I know people who use Bristol Road, Clifton Road and ~~Stroud~~ Stroud Road all to go all get home. The cars use the smaller roads as by-roads as it is and there will be more of that and we have already had trouble in personal experience of almost being run ~~of~~ over before dropping my son off in pre-school.

You shouldn't keep closing down local shops we have a Aldi in Quedgley and we have enough supermarkets in town now. Enough's enough.



There are always accidents on the Bristol Road intersection by kwik fit as I used to live by there, also on trier way as they ~~eat~~ cause problems for each other, I saw these accidents many times and moved for one of these reasons.



## Proposed development of Aldi Store

13/00710/FUL | Demolition of existing building and erection of Class A1 food store (1,680 sq.m. gross; 1,125 sq.m. net) with associated access, parking and landscaping | Land at Junction of Clifton Road and Bristol Road Gloucester

I am submitting this document on behalf of Griffins corner shop (107, New Street, Gloucester GL1 5AZ). After looking at the documents involved with the planning application it has identified mistakes, queries, questions and concerns as to the viability and suitability of the development at this site. The table below details these concerns and questions in the hope that they will be considered and answered.

Who	Comment / description	Possible Action to be taken	Discussion points my Comments and questions
Aldi Application	Land assessment	Has an accurate flood assessment been undertaken?	The Land assessment reveals and details the proposed site is within an area of flooding. (Flood zone 1, 2 and 3a) Does this mean it is not suitable for building on? Does it have implications on current drainage?
Aldi Application	Application identified land suspected to be contaminated	Has an appropriate contamination assessment been submitted with the application?	Are there any restrictions on building on contaminated sites? What implications may arise? What details are enclosed with the deeds of the property?
Aldi Application	Hours of Opening section 20	Aldi need to specify exactly the hours of trading	Incorrect opening hours detailed Mon – sat 8am - 9pm and same on Sunday and bank hols? Therefore surely not within Sunday Trading laws. Conflict of information the Travel plan document details limited hours to be 10am -6pm on Sunday. What are the proposed hours of trading?
Aldi Application	Assessment of impact	Did Aldi undertake a thorough research investigation and sequential test on the site to determine the impact upon businesses both in and outside of food sectors within their catchment?	Failed to acknowledge impact on Griffins store and other small food stores on Bristol Road, Parkend Road, and Southgate Street to name a few in area in proportionate study. Failed to acknowledge presence of other businesses .i.e. Kwik fit , In Aldi 's Planning statement document page 9 section 3.4 details To the north lie two vacant units formerly occupied by Kwik-Fit and a bathroom showroom. Kwik fit are still trading there and have included a comment on the application opposing the

Who	Comment / description	Possible Action to be taken	Discussion points my Comments and questions
			application and raising their concerns about the development.
Archaeology comments	<p>Consultant submission was concerned that isolated areas of archaeological remains may be present within the site and potentially be impacted by the proposed development. The main issue from an archaeological point of view is the potential for human remains - a number of inhumations were discovered in 1952 c.60m to the north of the site, these are thought to be of Roman date</p>	<p>Findings recommend that a programme of archaeological mitigation should be undertaken so as record any archaeological remains and finds which may be adversely affected by the proposed development. Recommendation that the following condition is attached to any planning permission which may be granted for this development, i.e.;</p> <p><b>Condition AR1</b>  <i>'No development shall take place within the proposed development site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic environment work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme will provide for archaeological monitoring and recording (a 'watching brief') during ground works related to the development proposal, with the provision for appropriate archiving and public dissemination of the findings.'</i></p>	<p>Are Aldi aware of the Archaeology importance of this land? Have the bones been further investigated? Who currently owns deeds to property? IS it for them to action or Aldi? Do the Police need to be involved if chance of human remains?</p> <p>If the proposed development site has potential to include significant elements of the historic environment the Council requires that these elements will be recorded during development and their record made publicly available. This accords with policy BNE.9 of the Second Deposit City of Gloucester Local Plan (2002) and the Interim Adoption SPD of Gloucester City Council's 'Development Affecting Sites of Historic Environment (Archaeological) Interest' (2008). Are Aldi aware of this above legislation policy?</p>
Highways Alison Curtis Coordinator	<p>Refers to the planning application received on 8th August 2013. Recommends that this application be refused on highway grounds for the following reason(s):-  Insufficient information has been submitted to enable the Planning Authority to properly assess the</p>	<p>Need to submit Travel Plan referred to in the Transport Assessment.</p>	<p>Has the transport assessment failed to acknowledge extra impact of the proposed use on roads and volume of traffic and safety of customers especially during delivery? Has Pedestrian and vehicle access, roads and rights of way been addressed and correctly proposed when</p>

Who	Comment / description	Possible Action to be taken	Discussion points my Comments and questions
	transport impacts of the development.		developing a site? Especially when the highways are stating it should be refused. Has further information now been submitted?
Civic trust consultants	The design of the proposed building is not acceptable and must be improved. Fear the building design has come straight out of the Aldi catalogue and bears no relation to its imposing Victorian industrial neighbours, the England's Glory match works and the former Wagon Works. Planning permission should be refused pending further negotiations.	Amendments needed to design of building.	Have new proposed designs now been submitted to address issues raised by civic trust consultants?
Wendy Hurst Acquisitions Manager – Lidl UK GmbH	The proposed Aldi application should be refused on grounds of insufficient sequential assessment, the cumulative impact of the proposed development and a failure to fully explore policy E4 with regards to the potential to retain the land as employment use.	Possibly further testing, assessment and research to be undertaken.	Agree with valid points and concerns raised by Lidl which all need addressing. The employment section 4 can not be ignored; in the city with unemployment a proposal on the site which would meet this planning guideline must only be approved.

It is clear that unresolved objections and comments have been identified with the proposal, documents and plans, and the degree of inconsistency and inaccuracy with the details included in the proposal. Therefore it must be concluded and evaluated through the planning process not to be policy compliant and the application to be refused planning consent.

Local planning authorities should positively seek opportunities to meet the development needs of their area with the main conclusion that no further convenience food store provision is required at this site. Therefore, suggesting that possibly alternative sites would be more beneficial for the town. As described by the council in pre application discussions. Potential retail sites identified to be Kings Quarter, Greater Greyfriars and Blackfriars. These have been identified as representing opportunities to make an important contribution to City Centre retailing. Therefore, the impacts of building an Aldi store in the proposed area significantly and demonstrably do not outweigh the benefits. Development on this land should be restricted. A food store provision would have unacceptable impact on the local plan, viability and vitality of local food businesses and the location has an unacceptable impact upon travel patterns.

As requested in pre application consultation the assessment Aldi made of the impacts of the proposal in retail economic terms is inaccurate and misleading. We understand that it is a proportionate retail impact assessment nevertheless it doesn't take into account local shops percentage of anticipated trading effects, and failed to identify Griffins corner shop located around the corner and other stores in the catchment area of the proposed store. With the belief that the Griffins store will experience a high impact as they trade in the same food sector with some customers doing weekly shops and some doing top ups (what Aldi function is). These impacts are related to the planning process and are not going to be as low and under exaggerated as described in supporting appendix documentation by Aldi. If planning for the Aldi store is granted it will be detrimental to the viability and vitality of Griffins convenience store and other similar shops. The Griffins shop has successfully served, met and exceeded the needs of their customers for over 70 years.

We acknowledge and agree with the comments made by Lidl regarding this application and note all of the support, comments, concerns and opinions from the local community and residents who also believe that planning of this application be refused.

However if planning permission is agreed then Griffin's shop would be grateful to planning to advise about the processes involved with an appeal against the decision. If further attempts to appeal and obtain refusal to the planning proposed, the Griffin's shop would welcome the assistance of the planning team to facilitate and condition Aldi to work with local businesses and advise about development timescales.

We look forward to hearing from you soon with regard to the contents of this document and answers to questions and queries that have arisen.



BUSINESS APPOR.  
SERV 23  
14



Mr B Ristic  
Senior Planning Officer  
Planning Department  
Gloucester City Council  
Herbert Warehouse  
The Docks  
GLOUCESTER  
GL1 2EQ

Lidl UK GmbH  
Waterton Industrial Estate  
Off Cowbridge Road  
Bridgend CF31 3PH



Date: 10 January 2014

BY POST AND EMAIL



Dear Mr Ristic

**13/00710/FUL – Proposed Aldi Food Store – Clifton Road/Bristol Road, Gloucester**

I write with regards the above application and further to my letter dated 2<sup>nd</sup> September 2013.

With reference to DPDS response dated 13<sup>th</sup> December 2013, Lidl wish to underline the views of the Council's own consultant; that being that the applicant has failed to provide an adequate sequential assessment to support its application:

*'We conclude that even with the additional information now submitted, the applicant has not satisfied the sequential test. The level of information presented on the alternative opportunities is still a long way short of that which is generally submitted in planning applications for a significant retail development and does not provide the Council with an adequate basis on which to conclude that there are no more sequentially preferable sites available.'* (p8)

We again wish to highlight this issue as noted in the committee report on the Lidl application (12/01210/FUL, March 2013). The Case Officer, Ms Ristic stating that:

*'Given that there is an allocated, planned and committed site capable of delivering additional convenience and comparison floor space at Kings Quarter there is a sequentially preferable site.'* (p7)

In their response to the various objections dated 19<sup>th</sup> November, it is apparent that their dismissal of the Kings Quarter site is based on the lack of an objection to their proposed scheme on the part of Stanhope. This is wholly inadequate and does not



address this site in any meaningful way. TA have provided no evidence as to why the scheme cannot be accommodated on this site.

It is clear from this, and in the opinion of the Council's own retail consultant, that the applicants have failed to demonstrate that there are no more sequentially preferable sites that can be made available within an acceptable timeframe. In line with paragraph 27 of the NPPF, planning permission should be refused; and bearing in mind the view of the LPA in relation to application 12/012010/FUL, the Council itself are not satisfied that this has been achieved.

It is worthy to note that in the concluding comments of their response dated 19<sup>th</sup> November 2013, TA claim that:

*'there is no retail or employment policy basis on which to refuse this application.'*  
(p10)


However, we are somewhat at a loss to locate any discussion of employment policy points in their response. In light of this, Lidl still maintain that TA have not considered policy E4 in relation to the site's retention as employment land and we urge the Council to request that the applicant undertakes work to show whether this is indeed 'surplus'.

There is seemingly only one course of action from this conclusion; that the proposed Aldi application should be refused on grounds of insufficient sequential assessment and a failure to explore policy E4 with regards to the potential to retain the land as employment use.

Should the application be recommended for approval, with Member's subsequent support, Lidl reiterates its right to seek a judicial review of the application.

This objection has also been circulated to Planning Committee Members, Ward Councillors and Richard Graham (MP Gloucester).

Yours sincerely



**Wendy Hurst**  
**Acquisitions Manager**

Encs

DS/4120/01(07Nov13)Gloucs

**Sent by email and post**

Peacock & Smith Limited  
Second Floor  
1 Naoroji Street  
London

Planning Department  
Gloucester City Council  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2EQ  
**For the attention of Mr B Ristic**

07 October 2013

Dear Mr Ristic

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
PROPOSED ALDI STORE, LAND AT CLIFTON ROAD, GLOUCESTER  
LPA REFERENCE: 13/00710/FUL**

We act on behalf of our client, Wm Morrison Supermarkets Plc (hereafter referred to as Morrisons), to lodge a strong **objection** to the proposed **out-of-centre** Aldi store on Clifton Road in Gloucester (LPA reference: 13/00710/FUL).

Context

Morrisons currently operate a key 'anchor' store in Abbeydale district centre, which is 'policy protected'. The store plays an important role in terms of the health of the district centre, because it draws shoppers into the centre frequently and regularly. This, in turn, has spin-off benefits for other local shops in the vicinity.

Furthermore, planning permission has recently been granted for a new Morrisons store on the Railway Triangle site (Metz Way) in Gloucester. The implementation of the store has reached an advanced stage in the construction programme and it will commence trading imminently.

It goes without saying that Morrisons was delighted with the planning permission for their new store, but is now gravely concerned about the levels of impact on their significant new investment into the local economy if the proposed Aldi store is granted planning permission. Both stores have a comparable convenience offer (see below) and would effectively draw the majority of their trade from the same catchment area. The 'committed' Morrisons store would, therefore, face direct competition from the proposed Aldi store.

In this context, this objection letter carries significant weight and should be taken into full consideration in the determination of the planning application.

Trading Characteristics of the Proposed Aldi

The proposed Aldi store measures 1,680 sq m gross and 1,125 sq m net. The central theme and rationale running through the supporting Retail Planning Statement is the 'deep discount' nature of the convenience goods sold by Aldi and it would not be a 'one stop shop'. It is argued that it complements,

**Managing Director:** Peter R.B. Wood Dip TP, MRTPI  
**Directors:** Chris Creighton BA (Hons), MTP, MRTPI  
Mark Eagland BA (Hons), MTP, MRTPI  
**Senior Associates:** Cassie Fountain BA (Hons), Dip TP, MRTPI  
Ed Kemsley BA (Hons), Dip TP, MRTPI  
Steve Buckley BA (Hons), BPI, MRTPI  
Anthony Ferguson MA (Hons), MRTPI  
**Associates:** Sarah Worthington MPhil (EnvP), MAUED, MRTPI  
Jon Beeson BA (Hons), Dip TP  
Gareth Glennon BA (Hons), MA, MRTPI  
Cara Ware MTCOP (Hons), MRTPI  
**Consultant:** Robert Smith Dip TP, MRTPI



rather than competes with, existing local traders. For example, it is emphasised in paragraphs 2.12, 2.13 and 4.10 in the Retail Statement:

*'2.12 This is an important distinction with ALDI and crucial to understanding how stores operate. In practice this means that, unlike larger supermarket formats, ALDI does not offer a 'one-stop-shop' meaning that, when shopping at ALDI, customers will also have to visit other shops and services to complete their shopping trip'.*

*'2.13 On this basis, ALDI complements, rather than competes with, existing local traders and generates considerable propensity for linked trips and associated spin-off trade'.*

*'4.10 The proposal seeks to provide a deep-discount facility to enhance the retail offer of the existing area, particularly assisting those residents on low incomes. The proposals will improve the retail offer, competition and choice'.*

However, it is critically important to note that a report by the reputable Verdict dated October 2012 provides an overview of Aldi's performance in 2012. The report clearly states (our emphasis),

*'Aldi is becoming more of a supermarket and less of a discounter, in an attempt to convert shoppers who visit Aldi for their basics into ones who will complete a full shop'*

and

*'more shoppers are using the retailer for the whole of their grocery shop'.*

This view is shared by DPDS in their Retail Audit, which states at paragraph 1.2 that the product range in Aldi stores is sufficient to meet main food shopping needs.

Therefore, in summary, a new Aldi store would be 'less of a discounter' and would compete for both 'main' and 'top-up' food shopping trips. Contrary to the Retail Statement, Aldi stores compete and impact on existing local traders. It would not introduce a different type of food retailing and would not improve the choice and range of food shopping facilities that already exist for the local community.

#### Planning Policy Position

Insofar as national and local planning policy seeks to underwrite, sustain and enhance town centres (including district and local centres), retail planning applications on sites that are situated in out-of-centre locations should, as a general rule, be rigorously subjected to planning policy criteria.

The application site is located out-of-centre and therefore the proposed development needs to satisfy all the key retail planning policy criteria set out in the NPPF, the most significant being the 'sequential approach' and 'impact'. These tests will be well-known to the Council, and their external retail planning consultants (DPDS), and we do not propose to rehearse them here. Suffice to say, and as clearly set out in paragraph 27 in the NPPF, where an application fails to satisfy the sequential test or is likely to have significant adverse impact, it should be refused.

The statutory development plan comprises the Local Plan Update (2002), which has been adopted for development control purposes. Other material considerations include the emerging Gloucester (with Cheltenham and Tewkesbury) Joint Core Strategy and the emerging Gloucester City Plan. Nowhere is provision made for the proposed convenience provision on the application site.

### Locational Considerations and Potential for Linked Trips

At the very heart of national and local policy is the issue of sustainability and linked trips that maximises the opportunity to use means other than the car.

The application site is located approximately one kilometre from the edge of the Primary Shopping Area in Gloucester city centre and circa 480 metres from the edge of the boundary of Seymour Road local centre. It is therefore isolated from 'policy protected' centres of acknowledged importance. The proposed Aldi store would also have a strong prominence and relationship with Bristol Road (A4301). This, together with the attraction of 88 dedicated free car parking spaces, means that it would primarily operate as a freestanding 'main' and 'top-up' food retail destination that would be heavily car dependent. It would also result in an increase in the length and number of car journeys and, in this way, would have implications for the Council's sustainability objectives.

The prospects for meaningful linked trips with the nearest centres (Gloucester city centre and Seymour Road local centre) are very limited. Consequently, shoppers travelling to the proposed Aldi store would be able to satisfy all their convenience shopping needs in this out-of-centre destination, which would negate the need to visit city, district and local centres for other food shopping purchases as part of the same trip. Thus, it would result in an increase in the length and number of car journeys, as well as draw trade away from town centres.

### Sequential Test

It is well-known by retail planning practitioners that national and local policy requires all retail developments not in an existing centre to pass the sequential test. The application of the sequential approach has an underlying purpose namely that development should be directed to existing centres first; then edge-of-centre locations; and finally out-of-centre sites, with preference given to sites that are well connected to the town centre.

We note that the Retail Audit undertaken by the Council's external retail planning consultants, DPDS, has concluded that, *'the applicant has failed to satisfy the sequential test and unless the Council can come to its own conclusion on the availability and suitability of opportunities in the City Centre, planning permission should be refused in accordance with paragraph 27 of the NPPF'*.

Furthermore, the important issue of 'flexibility' has not been properly addressed in accordance with the NPPF and the extant Practice Guidance. Both policy documents expect developers to demonstrate genuine flexibility in considering sequentially preferable sites, and this includes flexibility in format and scale.

### Impact

Although we acknowledge that there is no longer a requirement to demonstrate quantitative need for new retail floorspace, expenditure capacity is relevant in terms of assessing impact. It establishes the weight attributed to the benefits of a new foodstore.

The Council's retail study (2011) confirms that there is no capacity for convenience goods floorspace in Gloucester in the short-term (**Table 1**).

**Table 1: Additional Convenience Floorspace Capacity in Gloucester**

<b>Location</b>	<b>2011</b> (sq m net)	<b>2016</b> (sq m net)	<b>2021</b> (sq m net)	<b>2026</b> (sq m net)	<b>2031</b> (sq m net)
Gloucester	0	756	1,321	2,315	3,541

Moreover, and importantly, paragraph 4.30 in the Council's Retail Study states (our emphasis):

*'It will, however, remain limited throughout the study period, and if account is taken of the proposed Morrison foodstore on Metz Way and the Tesco extension at St Oswalds Park, there will be no further need for convenience floorspace until the very end of the JCS [Joint Core Strategy] period'.*

With this in mind, and as previously set out, the permitted Morrisons store on the 'Railway Triangle' site will commence trading imminently. It is also understood that the proposed extension to the Tesco store at St Oswalds Road has obtained detailed planning permission. As such, and in line with the Council's own retail study, there is no further need for convenience floorspace until beyond the Joint Core Strategy period.

On the basis that the new Morrisons store on the 'Railway Triangle' site is an important 'commitment', the cumulative impact assessment needs to be updated by the applicant to assess the combined effects of the proposed Aldi store, the permitted Morrisons store and the permitted extension to Tesco on centres of acknowledged importance (i.e. the city centre, district centres and local centres).

#### Choice and Competition

As recognised in paragraph 3.22 in the Council's retail study, Gloucester has a plethora of foodstores promoting choice and competition namely:

- Asda (Bruton Way)
- Sainsbury's (St Ann's Way and Barnwood)
- Tesco (St Oswalds and Quedgeley)
- Morrisons store (Abbeydale)
- Aldi (Bristol Road)
- Lidl (Eastern Avenue and Canada Wharf).

Furthermore, and as previously explained, planning permission has recently been granted for a Morrisons store on the Railway Triangle site which will commence trading imminently, together with an extension to the existing Tesco store in St Oswalds.

Unequivocally there is no identifiable need for qualitative improvements to the existing retail offer in Gloucester. Thus, if granted planning permission, the proposed Aldi store would result in an over-concentration of retail floorspace serving Gloucester.

## Summary and Conclusions

The main thrust of this objection is that:

- the 'in-centre' Morrisons store in Abbeydale is a material consideration in the determination of this planning application, because it plays an important 'anchor' role for the 'policy protected' district centre.
- allied to this, the new Morrisons store on the Railway Triangle site would face direct competition from the proposed Aldi store, if permitted, and our client is gravely concerned about the levels of impact on their significant new investment into the local economy. Both stores have a comparable convenience offer and would effectively draw the majority of their trade from the same catchment area. The 'committed' Morrisons store would, therefore, face direct competition from the Aldi store.
- the implications of permitting the proposed Aldi store are contrary to the spirit and detail of national and local policy.
- a new Aldi store would compete for both 'main' and 'top-up' food shopping trips and, in this way, impact on existing local traders. It would not introduce a different type of food retailing and would not improve the choice and range of food shopping facilities that already exist for the local community.
- the prospects for meaningful linked trips with the nearest centres (Gloucester city centre and Seymour Road local centre) are very limited.
- the Retail Audit undertaken on behalf of the Council concludes that the applicant has failed to satisfy the sequential test.
- the important issue of 'flexibility' has not been properly addressed in accordance with the NPPF and the extant Practice Guidance.
- there is no further need for convenience floorspace until beyond the Joint Core Strategy period.
- the cumulative impact assessment needs to be updated by the applicant to assess the combined effects of the proposed Aldi store, the permitted Morrisons store and the permitted extension to Tesco on the city centre, district centres and local centres.
- there is no identifiable need for qualitative improvements to the existing convenience offer in Gloucester.
- the applicants have failed to satisfy the key policy tests set out in the NPPF and it should be refused planning permission on these grounds as clearly set out in paragraph 27 in the NPPF.
- permitting the proposed Aldi store will send out the wrong signals in terms of protecting and enhancing centres of acknowledged importance (i.e. the city centre, district centres and local centres). Whereas, refusing the planning application will ensure that the vitality and viability of these 'policy protected' centres is preserved.

In the context of all of the above, we respectfully request that the proposed Aldi store is refused.

We should be grateful if you would acknowledge receipt of this objection and include it within your officer's report to Committee. It is our understanding that the planning application will be heard at the Committee meeting scheduled on 06 December 2013.

Please do not hesitate to contact David Stephenson should you require any further information and/or clarification.

Yours sincerely

PEACOCK AND SMITH

*I understand that an Aldi small grocery store will be constructed within this area of land next to my house. However I believe currently that there are too many supermarkets and grocery store in Gloucester. E.g. Sainsburys by the Quays is the nearest one, also Tesco and lidl on Bristol road. In fact we already have an Aldi on Bristol road. We now have a new Morrisons opening soon just by Asda off Metz way and I had lost count of how many Tescos there are in Gloucester now! I am aware that these giant retailers are just competing... What happened to protecting local small businesses such as corner shops? Has Gloucester gone corporate mad?*

Mr Jalaal Patel  
32 Stroud Road  
Gloucester  
GL1 5AQ

*I think this would benefit the Stroud road/bristol road community very much. Walking distance and the costs of shopping at Aldi. This part of Bristol rd / Clifton rd has been an eyesore for far too long maybe 20 years or more. We don't need any more car show rooms along Bristol road. Maybe this will improve shopping at the quays as well.*

Ms Elaine Thomas  
183 Church Drive  
Quedgeley  
Gloucester  
GL2 4US

3 ST VINCENT WAY  
CHURCHDOWN  
GLOUCESTERSHIRE  
GL3 1NP

August 2013.

Reference - 13/00710/FUL

Dear Mr Ristic,

I write to express my disappointment that Gloucester City Council is considering backing the development of an Aldi store on the old Brownfield Site on Bristol Road.

It is my opinion that we have more than enough large supermarkets in the area, some within a 3 mile radius. Why are we not supporting and concentrating our efforts on sustaining our smaller local businesses?

Whilst I appreciate that times change and Aldi will provide some employment opportunities, I think the knock on effect for local businesses outweighs this greatly.

Having grown up in the area I feel strongly that local voices are not heard enough. Do we really need another supermarket? Large out of town retail parks have already killed off our High Streets, let us not allow the same fate to befall our local shops and businesses who have served their community for many years.

Yours Sincerely

Sharron Holland



34 St Pauls Rd

Gloucester

REF 13/00710/FUL

GL1 5AR

To whom it Concerns,

There is no sensible reason for another Supermarket on Bristol Rd, this will have a detrimental effect on our small independent traders who have served our community exceedingly well for many years.

There trade will be effected and trade will slump.

This is not fair.. We need our corner shops not big buisness on our doorstep!!!

Yours faithfully,

Mrs P. Stoneham  
23 Castlemead  
Court  
Gloucester

To Rob Ristic  
REF 13/00710/FUL

I do not understand why Council is considering having another Superstore only a few minutes away from town. Surely this will effect town shops and others locally instead of people spending money in several town shops and other local businesses they can easily walk to Aldi's and get all items under one roof. These items can be cheaper so more encouraging to go there.

Supporting British trade should be a must. Where is the benefit of jobs? When small independent shops have to cut down on staff and hours so no benefit there I often travel on the busy congested roads around this area and have seen a lot of road



range which can be very frightening.

Why can't Council encourage the sale of this land and make it beneficial to the local shops and community.

NOT to encourage selling items that we already have.

[Redacted]

A.P.R Corner Stores  
53 Bristol Road  
Gloucester  
GL1 5SB  
Tel- 01452 501467

Dear ~~Mr.~~ Bob RISTIC (REF 13/00710/FUL)

I am devastated that Aldi is opening down the road from me.

This is going to have a detrimental effect on my business. I already have Tesco Express just further up from me. That has already impacted my business, if Aldi were to open it would seriously effect my turnover which I'm barely surviving on.

I ~~am~~ oppose the plans for Aldi to be built.

Yours Faithfully



# RICHARD HOLMES

## PROPERTY CONSULTANTS

---

Mr B Ristic  
Senior Planning Officer  
Planning Department  
Gloucester Council  
Herbert Warehouse  
The Docks  
Gloucester GL1 2EQ

2<sup>nd</sup> October 2013

Dear Sir

**Re: Planning Application Reference 13/00710/FUL – Land at the junction of Clifton Road and Bristol Road, Gloucester, GL1 5RZ**

I am writing to object to the proposed development on behalf of the Midcounties Co-operative Ltd. Midcounties operates a large number of stores throughout Gloucestershire and most pertinent to this application operates convenience stores in Seymour Road and High Street, Tredworth.

### Planning Policy

The relevant retail planning policy is contained within the Gloucester Local Plan and its Saved Policies, the City of Gloucester Second Deposit Plan 2002 and the overriding policies within the National Planning Policy Framework.

Within the NPPF, there is a presumption in favour of development **unless**;

“Any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework.....”

Section 4a of the Deposit Local Plan requires need to be demonstrated if a development is proposed for an out of centre location.

Following the pre-application discussions between the Council and the applicant, it was agreed that a retail impact assessment would be undertaken together with the sequential assessment of alternative sites.

### Retail Impact

Gloucester City Council was one of the commissioning authorities of the “Joint Core Strategy Retail Study 2011-2012 Phase 1” which was prepared by DPDS. This study identified a need for an additional 3500 sq.mt. of convenience retail space by 2031 but **no current additional need** beyond that already planned has been identified.



Bearing in mind this lack of identified need, it is important to establish what market Aldi is aiming at with this proposal so that you can determine which competing outlets will be affected. Turleys seem confused on this point, in the introduction to their retail assessment they identify Aldi serving a market for both weekly shopping and top up convenience shopping. Notwithstanding this, in paragraph 5.2.2 they state that the proposal will have little impact on nearby top up convenience stores. This is again, however, contradicted in their appendix which identifies the percentage effect that they estimate the store will have on competing outlets, including top up convenience store in the immediate vicinity.

No logical explanation has been provided for the way in which the effects of the proposal have been allocated to competing stores. Interestingly, the two Co-op stores at High Street, Tredworth and Seymour Road, which are policy protected, are shown to suffer a decrease in trade of 5.9% and 6.5% respectively. However, the Tesco Express in Lyson Avenue, which is not policy protected and is a similar distance from the proposal, is shown to have a decrease in turnover of 15%. This is irrational.

It is very important to consider the effect on the smaller stores in the locality as they provide an invaluable service to the more vulnerable members of society, including the elderly and disabled, who are not easily able to access stores further afield. Once trade is lost from these stores, future investment is reduced and the very future of the stores themselves is put at risk.

In my opinion, the figures presented by Turleys need to be treated with great caution as I note that there are considerable inaccuracies in the floor areas and turnover quoted for a number of the Co-op stores of which I am personally aware.

### The Sequential Test

A thorough sequential test does not appear to have been carried out, or if it has, the applicants have not provided sufficient detail in their submission to demonstrate this. There are other sites available much closer to the centre but no proper analysis has been made of these.

The applicants seem to be relying on the Dundee case to justify their decision to choose the subject site. Referring to the Dundee decision, there is still a requirement for applicants to demonstrate flexibility with regard to scale and layout. The judgment was on a Judicial Review of a decision to permit a supermarket brought by a third party objector on the basis that the Council had not examined the sequential alternatives with sufficient rigour. The implication is that the Council has considerable discretion in considering the sequential test so long as it does not act unreasonably.

### Employment

The applicants indicate that there will be 20 new full time equivalents. Bearing in mind that there is no demonstrated need in the area then the trade of any new store could only be drawn from other outlets. This would lead to a loss of jobs elsewhere and would merely transfer jobs rather than create new ones.



Highways

There still appear to be highway issues to be resolved particularly in relation to the manoeuvring of HGVs and potential conflict with customers.

Conclusion

This proposal will impact on nearby local centres and will harm their vitality and viability and prejudice future investment in the stores and their long term survival.

The sequential test has not been properly carried out and appropriate alternative sites do not appear to have been considered in any detail, which makes it difficult to assess their suitability.

There appear to be inaccuracies in the facts and the conclusions of the Retail Assessment, which require further investigation.

In all the circumstances, I would ask that the Council refuse the application.

Yours faithfully

A solid black rectangular box used to redact the signature of the sender.

Richard Holmes FRICS

Anna Butler

8 Arrington Road

Tuffley

Gloucester

GL4-0HP

To whom ever it may concern

I would like to express my objection to the new Aldi store being built at the Bristol Road site.

There are too many Supermarkets & chains being built or already situated in the Bristol Road area. These big chains & supermarkets are taking away business from long standing local businesses. I would be interested to know what the council are doing to help regeneration of the high street & local shops. All I have seen over the past 10 years are local Butchers, grocers & Newsagents going out of business, making it harder for the local, elderly and people with no transport being able to pop into their local store and support the local community.

The small local store does not just offer products & services to people, but sometimes people go to a local store for a chat and to get information about the local area & what is to offer.

All I ask is for the council to consider the small local businesses before making these big decisions, which will effect a huge amount of people and their lives.

Regards

Page 74



Dear

Madam / Sir

With reference to your  
proposal of opening an Aldi's  
on Clifton Road Gloucester.

I as resident of Stroud  
Road is happy about  
this proposal.

With Supermarket comes  
vermin from waste and out days  
Stock.

Also having such a big  
unit adjoining to my  
back garden is not ideal  
we have enough small  
shops to accommodate our  
Neighbourhood we don't  
need another Supermarket  
we have tesco's down the  
road. I am totally  
against this proposal.

Miss

Name Mrs Lisa Bayer.  
Reya Bayer  
Lottie Bayer.  
Tim Bayer.

## Comments

We have been visiting and using the shop for years it is such an important part of the local community. The shop has been serving our needs and meeting them and has such an array of things to buy. The Griffiths are the most friendliest shop keepers I know and nothing is too much trouble for them. The local area has too many supermarkets to use and certainly would not benefit from another one especially in that location. This is because traffic is always so heavy in Clifton Road and Bristol Road as it is and always takes ages to drive past so adding a supermarket will only increase traffic that the road cannot accommodate. Under NO circumstances should planning for the proposed supermarket be accepted. We are supposed to be supporting the community and not putting them under this pressure and even risking closing them down and threatening their livelihood also other businesses because local people will drive elsewhere to avoid the traffic and the area. The area should be used as a rest area park and play with eating facilities somewhere to meet and take friends a child indoor play area.



Ben Green (RG.N)  
43a Stroud Rd  
Gloucester  
GL1 3AA

To whom it may Concern

As a resident of Stroud Road, and indeed of Gloucester City in general. I am writing to express my Severe concerns about the plans for yet another Cheap brand Supermarket planned for the Corner of Clifton + Bristol rd.

Why are we flooding one city with Supermarkets? There are 5 other large Stores, and Several Metro style Supermarkets within a half mile radius, including another LIDL.

Your plans are ruining Communities and small local businesses. Our local shop does so much for our little Community, organising street parties, checking on people, passing on news and generally being open and available when needed.

Bristol road is one of the main entrances to our beautiful City, do you really want tourists or residents to drive up a road filled with ~~our~~ Cheap Supermarkets? especially so close to the docks and The Mall. we already have Sainsburys!

You should actively be pursuing leisure and entertainment for our cities residents, more restaurants or leisure facilities, or even a small city Park to welcome visitors and do some good for our youth and those who live here. Not wasting money + time on something Page 77 obviously do not need or want.

Please. please please show your support for  
struggling local businesses such as the friendly  
newsagents.

Higher prices in smaller shops do more for the  
economy in the local area. and make communities,  
families and our city streets safer and closer.

Say no! to this proposal and do some good  
for clovestre by developing this area into  
something worthwhile + good!

Kind regards

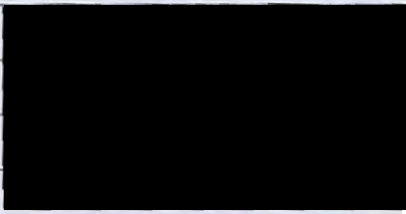


34 Stroud  
Road  
Gloucester

Too much congestion noise  
outside our back garden

Too much noise when  
bulldozing

not fair for small  
businesses





Cornie Vaughan  
St Pauls Rd  
Gloicester  
GWSAD

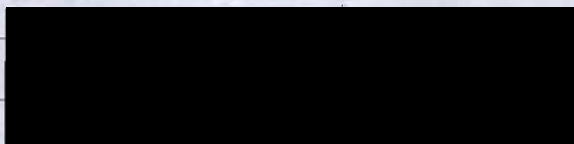
To Whom it may concern

Please accept this letter voicing my objections to the proposed building of a Supermarket on Clefton Road/Bristol Road.

Our local shops will suffer from this and we should be supporting local businesses, I have known our local shop all my life (37 odd years) and they have contributed to the community endlessly.

Not only would our local business suffer also the parking and traffic will cause endless trouble. When there is an event in Quays or town our side streets are blocked by unnecessary traffic and so this will happen with parking for a Supermarket.

Our Council should be considering  
the mass impact it would have  
overall on Gloucester not just their  
pockets.



Mr David Banting & Miss Jennifer Percival  
116 New Street  
Gloucester  
GL1 5BA

3<sup>rd</sup> September 2013

**Re: Proposed Planning Application for new ALDI store  
Ref: 13/00710/FUL**

Dear Mr Riestic,

We're writing to you to express our concerns & objections over the proposed new ALDI superstore being built on the corner of Bristol Road & Clifton Road. Although we agree that development of this site is needed we don't feel that yet another supermarket is the best answer as this drives only another nail into the coffins of both our city centre & the small independent stores in the vicinity. We are already served well in this area by Sainsbury's, ASDA, Lidl, Co-Op & Tesco plus with both new Morrisons & ASDA stores opening soon we are at supermarket saturation point! Having another ALDI store on Bristol Road is just another case of a "giant" corporation monopolising the market under the disguise of customer choice (but we have no choice once all alternatives have been lost).

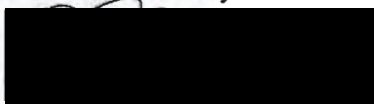
Yes they bring employment to the area but are these jobs really the best or all we have to offer? Where we were once described as "a nation of shopkeepers" we risk our future generations being labelled "a nation of shelf fillers". How will today's youth; for surely the majority of these jobs (minimum waged) are aimed at them; get on the so-called property ladder (that other modern menace & social stranglehold that's force fed to us all)?

There is also the question of increased traffic with both customers & deliveries in an already busy & often congested area. Will the store be opening early & closing late? With many parents walking their children to the nearby St Paul's School there is a concern that this could be an accident waiting to happen. Then there's the added noise & disturbance to nearby homes, not to mention the increased litter the store will bring (if you doubt this then just take a walk along the canal path between Sainsbury's & the Docks!)

With everyone talking the talk about tackling the issues caused by increased alcohol abuse we don't think another outlet for cheap alcohol is a step in the right direction. And as supporters of that bastion of British life "the pub" this is also a concern with independent public houses closing at an alarming rate.

So we strongly urge you to reject this proposal as not only being unneeded & unnecessary but not being in the best interests of both Gloucester & the nation at large!

Yours faithfully



Mr D Banting & Miss J Percival



Bob Riestic

Ref: 13/00710/FWL

91 STROUD Rd.

Eloucester.

GL1 5AH.

Dear Mr Riestic,

I have lived in Stroud Road for 26 years. Over this period of time I have noticed an increase in traffic quite significantly.

Traffic has already been diverted around the Clifton Rd area due to the opening of the Quays, so if planning goes ahead for ALDIS, what impact will this have yet again on the residence who have already lived with upheaval of road changes bringing extra noise + pollution, not to mention extra footfall + not forgetting the impact this supposed progress has had on the local community. ~~of~~  
I have seen several small shops lost because of so called "improvements".

I don't recall receiving any information regarding our feelings on whether we needed another Superstore outside our front door.

I hope my comments along with many others are taken on board.





IAN Barnes.  
20. Weston Road  
G102.

For the Attention of the Planning  
comittie.

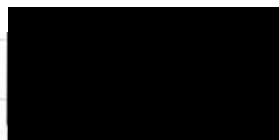
I was shocked to find out that a superstore Yet Again wants to Apply for Planning. Shops like our friendly Corner shop Griffins should be supported and thought of in these situations. they have supported us and served us for over 70 years they open long hours. And they are good for our Community every time a supermarket get built its a knock back for small Businesses struggling to survive in difficult economic times. Why cant the land be put to better use for the Community that doesnt threaten what we have. ~~Page 85~~ Barry

THIS<sup>IS</sup> ONE OF GLOUCESTERS OLDEST  
SHOP'S AND THE PROTECTION OF  
THE BUSINESS IS A MUST.  
COMMUNITYS RELY ON LOCAL  
SHOPS SPECIALY ONES THAT HAVE  
SERVED OVER SEVENTY YEARS IN  
THIS LOCATION. AND PRESERVED THE  
QUALITY FREINDLY SERVICE WE ALL  
GREW UP WITH ;

IAN BURROWS  
29 MALVERN ROAD  
GLOUCESTER . .

JAMES BARRY  
200 BRISTOL RD (SHOP)

FRIGHTENED WE LOOSE TRADE. LOCAL  
PEOPLE WUD DO A BIG SHOP THERE AND  
WON'T NEED TO COME TO LITTLE SHOPS  
COUNCIL SHOULD HAVE MORE RESPECT FOR  
SMALLER SHOPS AND ARE JOBS CAN BE  
AFFECTED





The Editor,  
Letters,  
The Citizen,  
The Oxbode,

Jean Clarke  
Westgate.

22nd August,2013.

Dear Editor,

I was quite shocked to see in the Citizen Thursday, August 22nd that yet another giant store is awaiting planning permission to move into Gloucester. To say it will not affect the few small shops still around is ridiculous, it always has.

A case in point is Westgate Street, the family butchers, greengrocers, fish shop, fruit shops, chemists and post office, have all gone because of the power of the Supermarkets. Only one little grocery shop in the same family for 90 years still struggles on. The friendly and individual service is irreplaceable, as was the convenient situation for elderly and disabled people in the recent bad weather. It's the same all over Gloucester the individual shops in Bristol Road were busy thriving businesses, all gone because of the Supermarkets which surround Gloucester.

The Manager of Griffin Stores has every reason to be fearful, this old family run business is bound to be affected. The old well worn chestnut of more jobs does not consider the jobs that have already been lost.

Good luck to Debbie Griffin she is going to fight this and not accept the belief that it's no good trying to stop these giant stores they are too powerful, I am sure her loyal customers will support her these people are not operating for the benefit of bringing business but to make as much money as possible, I hope that the council will show some sense and refuse planning permission, after all enough is enough.


Yours sincerely,



Keady Barnes  
57 Parkend Rd  
G12 4XF.

To: The Council

Regards to the planning on Bristol Road, I believe there is too much traffic already people will avoid the quays small businesses will suffer although they have a car park our local roads will be busy as I no live around the area and I experience the car parking when there is an event at the quays.





To whom it May concern,  
I am writing this to say I  
strongly disagree with Planning  
for another Supermarket to go on  
Clifton/Bristol Rd. We have plenty  
of these stores inner city. Firstly  
there are small business's that will  
probably be affected and the council  
should be supporting these. Another  
store will add to further road  
traffic congestion in this area.

Why can the council not support  
some leisure activity on this site  
to enable the people of Gloucester  
more choice especially the younger  
ones as we have little or no  
indoor activities for the young.

Strongly against another Aldi

yours faithfully

K Deakin

St Pauls resident

KWIK FIT BRISTOL IS

WE HAVE ALREADY BEEN AFFECTED  
BY THE QUAYS DEVELOPMENT AS  
PEOPLE TEND TO PARK IN OUR CAR  
PARK UNAUTHORISED, AND WE FEEL  
THIS WILL AFFECT US FURTHER AS  
TRAFFIC WILL ALSO INCREASE WHICH  
COULD DETER OUR CUSTOMERS WHO  
DONT WANT TO WAIT

You'll be  
amazed at  
what we do.

MANAGER

Lawrence & Vanessa  
Symonds

REF 13/00710/PUL → Meredith Way  
Gloucester  
Tuffley

To Bob Riestic

We should all support our local shops, convenience stores are popular with local communities, reasonable prices and reliable times of opening.

I do visit the Criffins shop and I do understand why they have been voted the friendliest in Gloucestershire, they are all very helpful.

Also LESS TRAFFIC and Deliveries involved.

Why do we want anymore???

L Symonds.



LESS Tanner  
40 strand Rp  
Glos.

To the Council.

Ref 13/00710/FVL

I object to the planning of Superstore outside the rear of my property.

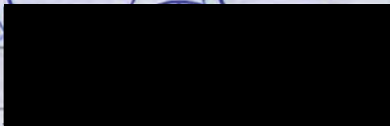
I had a letter from city council saying that I cannot use my driveway at the back of my property which backed onto Clifton rd because they said it was too dangerous for me to drive in and out because of oncoming traffic both ways.

I cannot understand why there is a proposal for a carport next door

as you would not allow  
me to use mine.

I really Do Object  
to having a Superstore  
built next door to my  
premises

Yours faithfully





Planning should consider Marie Barnes  
the heart of the community 72 New Street  
Gloucester

To Bob Ristic

We should be supporting local shops not threatening them with suggestions of more supermarkets. We don't want to be known as the City of Supermarkets.

Why can't the ground be put into better use. Can you not encourage this.

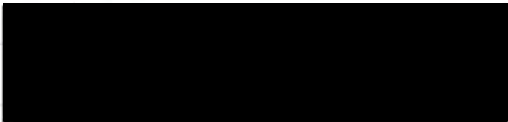
Our Friendly Shop New Street deserves to stay in the community, they are so helpful and put in long hours, they can not do enough for us.

Surely Bristol Road has enough traffic stop starting with the lights and no-go area to the right of Pool Centre encourage more congestion.

M. Barnes

27 ROBINHOOD  
STREET

PARKING IS BAD ENOUGH AS IT  
IS SO IT COULD EFFECT ALL RESIDENTS  
I USED TO LIVE IN NEW STREET AN  
I FEEL IT WOULD SPOIL THE COMMUNITY  
AN LOCAL BUSINESS.





Bob Ristic

REF B/00716/FUL

This was brought to my attention.

As we are one of the nearest shops to the sight this list does not mention us. We feel the effect on our turn over will be significantly greater than any of the projections.

Our turnover is based on local trade and passing visitors. Our turnover is not large so a decrease in turnover will significantly effect the viability of our business.

From Debbie Griffin

107 New St.

TABLE 7 : ANTICIPATED BASELINE TURNOVER ONCE OUTSTANDING COMMITMENTS ARE OPEN AND TRADING (CONVENIENCE GOODS) - 2018

Destination	Turnover - No. Development (£m)	Diversion to Mardions (%)	Diversion to Mardions (£m)	Diversion to Asda, Divisively (%)	Diversion to Asda, Divisively (£m)	Diversion to Tesco, St Oswalds (%)	Diversion to Tesco, St Oswalds (£m)	New Baseline Turnover (£m)
<b>WITHIN STUDY AREA</b>								
<b>Gloucester City Centre</b>								
Sainsbury, Northgate Street	15.00	1.0%	0.32	1.0%	0.21	5.0%	1.23	13.25
Iceland, Oxford	5.74	0.5%	0.16	0.0%	0.00	1.0%	0.35	5.34
Marks and Spencer, Eastgate Street	4.77	0.5%	0.16	0.0%	0.00	1.0%	0.35	4.36
Tesco Express, Grosvenor House, Station Road	1.84	0.1%	0.03	0.0%	0.00	0.5%	0.12	1.48
Other convenience stores	6.67	1.0%	0.32	0.5%	0.00	1.0%	0.23	6.11
<b>Sub-total</b>	<b>33.62</b>	<b>3.1%</b>	<b>1.00</b>	<b>1.0%</b>	<b>0.21</b>	<b>8.5%</b>	<b>2.09</b>	<b>30.53</b>
<b>Seymour Road Local centre</b>								
Co-op, Seymour Road	1.93	0.0%	0.00	0.0%	0.00	0.0%	0.00	1.93
Local shops	0.43	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.43
<b>Sub-total</b>	<b>2.36</b>	<b>0.0%</b>	<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>	<b>2.36</b>
<b>Tredworth High Street Local Centre</b>								
Co-op, High Street	2.13	0.0%	0.00	0.0%	0.00	0.0%	0.00	2.13
Local shops	1.50	0.0%	0.00	0.0%	0.00	0.0%	0.00	1.50
<b>Sub-total</b>	<b>3.63</b>	<b>0.0%</b>	<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>	<b>3.63</b>
<b>Baron Street Local Centre</b>								
	2.88	0.0%	0.00	0.0%	0.00	0.5%	0.12	1.84
<b>Queadley District Centre</b>								
Tesco, Queadley District Centre	21.44	0.0%	0.00	26.0%	5.39	0.0%	0.00	16.05
Asda, Bristol Road	5.50	0.0%	0.00	3.9%	0.72	0.0%	0.00	4.77
Lidl, Eastern Avenue	3.23	0.0%	0.00	2.0%	0.41	0.0%	0.00	2.82
<b>Sub-total</b>	<b>30.17</b>	<b>0.0%</b>	<b>0.00</b>	<b>31.9%</b>	<b>6.52</b>	<b>0.0%</b>	<b>0.00</b>	<b>23.64</b>
<b>Asda, Kingsway, Queadley - Commitment 2</b>								
		10.0%	3.22			0.0%	0.00	17.02
<b>Churchdown District Centre</b>								
Co-op, 70 St Johns Avenue	1.31	0.0%	0.00	0.0%	0.00	0.0%	0.00	1.31
Co-op, Parton Road	1.11	0.0%	0.00	0.0%	0.00	0.0%	0.00	1.11
<b>Sub-total</b>	<b>2.42</b>	<b>0.0%</b>	<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>	<b>2.42</b>
<b>Abbeylea District Centre (Mornings)</b>								
	18.80	12.8%	4.12	6.0%	1.24	0.0%	0.00	13.44
<b>Hinsworth District Centre</b>								
	0.64	0.1%	0.03	0.0%	0.00	0.0%	0.00	0.61
<b>Bradsworth District Centre (Co-op)</b>								
	1.69	0.0%	0.00	0.0%	0.00	0.0%	0.00	1.69
<b>Windsor Drive Local Centre</b>								
	0.86	0.0%	0.00	0.2%	0.04	0.0%	0.00	0.81
<b>Seventh Avenue Local Centre (Co-op)</b>								
	1.41	0.0%	0.00	0.2%	0.04	0.0%	0.00	1.37
<b>Conry Hill Local Centre</b>								
	0.64	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.64
<b>Finlay Road Local Centre (Co-op)</b>								
	1.81	0.0%	0.00	0.0%	0.00	0.0%	0.00	1.81
<b>Motton Avenue Local Centre</b>								
	1.50	0.0%	0.00	0.0%	0.00	0.0%	0.00	1.50
<b>Old Cheltenham Road Local Centre</b>								
Tesco Express, 2-4 Old Cheltenham Road, Longlevens	2.10	0.5%	0.16	0.0%	0.00	0.0%	0.00	1.94
Co-op, 129 Cheltenham Road, Longlevens	4.70	0.0%	0.00	0.0%	0.00	0.0%	0.00	4.70
<b>Sub-total</b>	<b>6.80</b>	<b>0.5%</b>	<b>0.16</b>	<b>0.0%</b>	<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>	<b>6.64</b>
<b>Huccote Road Local Centre</b>								
Co-op, 39 Huccote Road	1.73	0.5%	0.18	0.0%	0.00	0.0%	0.00	1.57
Co-op, 4 Hillview Parade	2.00	0.5%	0.16	0.0%	0.00	0.0%	0.00	1.87
Local shops	0.64	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.64
<b>Sub-total</b>	<b>4.40</b>	<b>1.0%</b>	<b>0.32</b>	<b>0.0%</b>	<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>	<b>4.08</b>
<b>Out-of-centre</b>								
Tesco Extra, Gloucester Business Park, Brookwirth	38.14	5.0%	1.81	0.0%	0.00	0.0%	0.00	37.58
Tesco, St Oswalds Road, Gloucester	26.55	15.0%	4.83	0.0%	0.00			
<b>Tesco, St Oswalds Road Uplift in Floorspace - Commitment 3</b>		10.0%	3.22	0.0%	0.00			44.99
Sainsbury, Barnet Way	41.28	15.0%	4.83	0.0%	0.00	19.0%	4.67	39.74
Asda, Bristol Way	80.70	18.0%	5.79	18.0%	3.31	24.0%	5.90	45.94
Sainsbury, St Ann Way, Gloucester Quays	32.91	5.0%	1.61	16.0%	3.44	18.0%	4.42	23.49
Tesco Express, London Road	2.34	1.0%	0.32	1.0%	0.21	0.0%	0.00	1.81
Tesco Express, Lyons Avenue, Linden	2.08	0.0%	0.00	0.0%	0.00	0.0%	0.00	2.08
Tesco Express, Eastern Avenue	2.34	1.0%	0.32	0.0%	0.00	0.0%	0.00	2.01
Tesco Express, Mead Road, Abbeymead	1.53	0.5%	0.16	0.0%	0.00	0.0%	0.00	1.37
Lidl, Bristol Road, Canada Wharf, Linden	2.78	0.0%	0.00	0.0%	0.10	0.0%	0.00	2.68
<b>Sub-total</b>	<b>212.64</b>	<b>70.5%</b>	<b>22.89</b>	<b>34.1%</b>	<b>7.08</b>	<b>61.0%</b>	<b>14.98</b>	<b>199.62</b>
<b>Morrisons, Railway Triangle - Commitment 1</b>								
				12.0%	2.48	20.0%	4.91	24.79
<b>OUTSIDE STUDY AREA</b>								
		45.0%	11.34	10.0%	2.01	90.0%	22.11	
<b>Other convenience facilities (inc. outside Study Area &amp; SFT)</b>								
		2.0%	0.64	15.0%	3.11	10.0%	2.46	
<b>TOTAL</b>		<b>100.0%</b>	<b>32.10</b>	<b>100.0%</b>	<b>20.71</b>	<b>100.0%</b>	<b>24.56</b>	

NOTES:

1. Turnovers of existing facilities taken from Table 6
2. Anticipated trade draw of the proposal and commitments based on existing shopping patterns and geographic location of existing provision (as identified by the Council's household survey) and new provision, applying the committed job/turnover development
3. Trade diversion of committed footfalls assumed to impact upon each other
4. Turnover of the proposed development in 2018 derived from Table 4, and allows for nil/low
5. Turnover of commitments taken from Table 2 and include floorspace efficiency at a 0.05% per annum
6. New Baseline Turnover = Turnover - No Development minus committed developments

ATTACHMENTS

TABLE 6: ANTICIPATED TRADING EFFECTS OF PROPOSED DEVELOPMENT (CONVENIENCE GOODS) - 2018

Destination	Total Turnover (£m)	Diversion of Proposed Development (%)	Diversion of Proposed Development (£m)	Resultant Turnover (£m)	Impacts
<b>WITHIN STUDY AREA</b>					
<b>Gloucester City Centre</b>					
Sainsbury, Northgate Street	15.00	1.0%	0.06	14.94	-0.4%
Iceland, Oxboe	5.74	2.0%	0.12	5.62	-2.2%
Marks and Spencer, Eastgate Street	4.77	1.0%	0.06	4.70	-1.2%
Tesco Express, Grosvenor House, Station Road	1.64	0.5%	0.03	1.60	-1.8%
Other convenience stores	6.67	1.0%	0.06	6.61	-0.9%
<b>Sub-total</b>	<b>33.82</b>	<b>5.5%</b>	<b>0.34</b>	<b>33.48</b>	<b>-1.0%</b>
<b>Seymour Road Local centre</b>					
Co-op, Seymour Road	1.93	2.0%	0.12	1.81	-6.9%
Local shops	0.43	0.4%	0.02	0.40	-5.8%
<b>Sub-total</b>	<b>2.36</b>	<b>2.4%</b>	<b>0.15</b>	<b>2.21</b>	<b>-6.4%</b>
<b>Tredworth High Street Local Centre</b>					
Co-op, High Street	2.13	2.0%	0.12	2.01	-5.9%
Local shops	1.50	1.0%	0.06	1.43	-4.2%
<b>Sub-total</b>	<b>3.63</b>	<b>3.0%</b>	<b>0.19</b>	<b>3.44</b>	<b>-5.2%</b>
<b>Baron Street Local Centre</b>					
	2.06	0.5%	0.03	2.03	-1.5%
<b>Queadley District Centre</b>					
Tesco, Queadley District Centre	21.44	1.0%	0.06	21.37	-0.3%
Asda, Bristol Road	5.56	3.5%	0.22	5.28	-4.0%
Lidl, Eastern Avenue	3.23	1.0%	0.06	3.17	-1.9%
<b>Sub-total</b>	<b>30.17</b>	<b>5.5%</b>	<b>0.34</b>	<b>29.82</b>	<b>-1.1%</b>
<b>Churchdown District Centre</b>					
Co-op, 70 St Johns Avenue	1.31	0.0%	0.00	1.31	0.0%
Co-op, Parton Road	1.11	0.0%	0.00	1.11	0.0%
<b>Sub-total</b>	<b>2.42</b>	<b>0.0%</b>	<b>0.00</b>	<b>2.42</b>	<b>0.0%</b>
<b>Abbeystead District Centre (Murryions)</b>					
	18.80	2.0%	0.12	18.67	-0.7%
<b>Innsworth District Centre</b>					
	0.64	0.0%	0.00	0.64	0.0%
<b>Brookworth District Centre (Co-op)</b>					
	1.69	0.0%	0.00	1.69	0.0%
<b>Widson Drive Local Centre</b>					
	0.86	0.0%	0.00	0.86	0.0%
<b>Seventon Avenue Local Centre (Co-op)</b>					
	1.41	0.0%	0.00	1.41	0.0%
<b>Coney Hill Local Centre</b>					
	0.64	0.0%	0.00	0.64	0.0%
<b>Finlay Road Local Centre (Co-op)</b>					
	1.81	0.0%	0.00	1.81	0.0%
<b>Mazon Avenue Local Centre</b>					
	1.50	0.0%	0.00	1.50	0.0%
<b>Old Cheltenham Road Local Centre</b>					
Tesco Express, 2-4 Old Cheltenham Road, Longlevens	2.10	0.0%	0.00	2.10	0.0%
Co-op, 120 Cheltenham Road, Longlevens	4.70	0.0%	0.00	4.70	0.0%
<b>Sub-total</b>	<b>6.80</b>	<b>0.0%</b>	<b>0.00</b>	<b>6.80</b>	<b>0.0%</b>
<b>Huccell Cole Road Local Centre</b>					
Co-op, 39 Huccell Cole Road	1.75	0.0%	0.00	1.75	0.0%
Co-op, Hillview Parade	2.03	0.0%	0.00	2.03	0.0%
Local shops	0.64	0.0%	0.00	0.64	0.0%
<b>Sub-total</b>	<b>4.40</b>	<b>0.0%</b>	<b>0.00</b>	<b>4.40</b>	<b>0.0%</b>
<b>Out-of-centre</b>					
Tesco Extra, Gloucester Business Park, Brookworth	39.14	0.6%	0.00	39.14	0.0%
Tesco, St Oswalds Road, Gloucester	28.55	2.0%	0.12	28.43	-0.4%
Sainsbury, Barnett Way	41.28	0.0%	0.00	41.28	0.0%
Asda, Burton Way	60.70	20.2%	1.01	59.69	-3.0%
Sainsbury, St Alms Way, Gloucester Quays	32.91	27.6%	1.12	31.79	-5.2%
Tesco Express, London Road	2.14	4.0%	0.25	2.09	-10.7%
Tesco Express, Lysons Avenue, Linden	2.68	5.0%	0.31	1.77	-16.0%
Tesco Express, Eastern Avenue	2.34	0.5%	0.03	2.31	-1.3%
Tesco Express, Nead Road, Atterlymead	1.53	0.0%	0.00	1.53	0.0%
Lidl, Bristol Road, Canavai Wharf, London	2.78	13.0%	0.81	1.97	-29.2%
<b>Sub-total</b>	<b>213.64</b>	<b>81.1%</b>	<b>5.07</b>	<b>208.57</b>	<b>-2.4%</b>
<b>OUTSIDE STUDY AREA</b>					
		100.0%	6.25		
<b>Other convenience facilities (inc. outside Study Area &amp; SFT)</b>					
		0.0%	0.00		
<b>TOTAL</b>					
		100.0%	6.25		

## NOTES:

1. Total turnover of existing facilities = benchmark market share (Table 3) x Total available expenditure in 2018 (Table 1) and incorporates inflow as identified in Table 2.

2. Anticipated trade draw-off the proposal based on existing shopping patterns and geographic location of existing provision as affected by the

'Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Retail Study 2011-2031' (December 2011) and Turkey Associates estimates

3. Turnover of the proposed Aldi store taken from Table 4

4. Resultant turnover = Total turnover minus 'Diversion of Proposed Development'

5. Impact based on the proportional change in turnover expressed as a percentage

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**TABLE 4: ESTIMATED TURNOVER OF PROPOSED FOODSTORE**

Proposed Development	Floorspace (sq m)	Sales Area (sq m)		Sales Density (£'s per sq m)		Benchmark Turnover (£m) - 2013		Benchmark Turnover (£m) - 2018	
	Net	Convenience	Comparison	Convenience	Comparison	Convenience	Comparison	Convenience	Comparison
Aldi Store Proposal	1,125	900	225	6,892	4,180	6.20	0.94	6.25	1.01
<b>Total</b>	<b>1,125</b>	<b>900</b>	<b>225</b>	-	-	<b>6.20</b>	<b>0.94</b>	<b>6.25</b>	<b>1.01</b>

**NOTES:**

1. Convenience / comparison sales area based on a 80% / 20% split
2. Sales Density of proposed Aldi derived from Verdict Grocery Retailers (2012)
3. Floorspace efficiency at + 0.15% per annum for convenience goods and +1.5% per annum for comparison goods applied between 2013 and 2018

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TABLE 5: ESTIMATED CONVENIENCE TURNOVER OF COMMITMENTS - 2013

Committed Development	Sales Area (sq m)		Sales Density (£ per sq m)		Benchmark Turnover (£m)		
		Convenience	Comparison	Convenience	Comparison	Convenience	Comparison
Morrisons, Railway Triangle - Commitment 1	3,344	2,508	836	12,737	10,079	31.94	8.43
ASDA store, Quedgeley - Commitment 2	2,327	1,536	791	13,382	8,907	20.55	7.05
Tesco Extra, St Oswalds Road (Store Redevelopment Uplift in Floorspace) - Commitment 3	6,105	2,232	3,873	10,923	8,897	24.38	34.46
<b>Total</b>	<b>12,560</b>	<b>6,550</b>	<b>6,010</b>	-	-	<b>77.70</b>	<b>51.46</b>

NOTES:

1. ASDA floorspace figures derived from the Retail Impact Assessment submitted by CGMS on behalf of Robert Hitchens Limited and Asda stores Limited (Planning Application Ref: 12/00423/FUL)
2. Tesco floorspace figures derived from the Retail Impact Assessment submitted by DPP on behalf of Tesco Stores Limited (Planning Application Ref: 11/00873/FUL)
3. Morrisons floorspace figures derived from the PPS4 Statement submitted on behalf of LxB RP (Gloucester) Ltd (Planning Application Ref: 11/00902/OUT)
4. Sales Density of committed Morrisons, ASDA and Tesco derived from Verdict Grocery Retailers (2012)
5. All figures converted to a 2011 price base using the Pitney Bowes Business Insight Price Index (September 2012)

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TABLE 8: ANTICIPATED TRADING EFFECTS OF PROPOSED DEVELOPMENT ONCE COMMITTED DEVELOPMENTS ARE TRADING (CONVENIENCE GOODS) - 2018

Location	New Baseline Turnover (£M)	Diversion of Proposed Development (%)	Diversion of Proposed Development (£M)	Residual Turnover (£M)	Residual Turnover (%)
<b>THIN STUDY AREA</b>					
<b>Jucester City Centre</b>					
op, Northgate Street	13.25	0.7%	0.04	13.21	-0.3%
and, Oxbow	5.34	1.3%	0.08	5.26	-1.5%
arks and Spencer, Eastgate Street	4.36	0.7%	0.04	4.32	-0.9%
co Express, Grosvenor House, Station Road	1.48	0.3%	0.02	1.46	-1.4%
er convenience stores	6.11	0.7%	0.04	6.07	-0.7%
<b>b-total</b>	<b>30.53</b>	<b>3.6%</b>	<b>0.22</b>	<b>30.31</b>	<b>-0.7%</b>
<b>ymour Road Local centre</b>					
op, Seymour Road	1.83	1.3%	0.08	1.55	-4.2%
all shops	0.43	0.3%	0.02	0.41	-3.6%
<b>b-total</b>	<b>2.36</b>	<b>1.6%</b>	<b>0.10</b>	<b>2.26</b>	<b>-4.1%</b>
<b>rdworth High Street Local Centre</b>					
op, High Street	2.13	1.3%	0.08	2.05	-3.8%
all shops	1.50	0.7%	0.04	1.46	-2.7%
<b>b-total</b>	<b>3.63</b>	<b>2.0%</b>	<b>0.12</b>	<b>3.51</b>	<b>-3.4%</b>
<b>rdon Street Local Centre</b>					
	1.94	0.3%	0.02	1.92	-1.0%
<b>edgely District Centre</b>					
co, Quedgeley District Centre	16.05	0.7%	0.04	16.01	-0.3%
5, Bristol Road	4.77	2.3%	0.16	4.63	-3.0%
1, Eastern Avenue	2.82	0.7%	0.04	2.78	-1.4%
<b>b-total</b>	<b>23.64</b>	<b>3.6%</b>	<b>0.22</b>	<b>23.42</b>	<b>-0.9%</b>
<b>du, Kingsway, Quedgeley - Commitment 2</b>					
	17.02	7.5%	0.47	16.55	-2.8%
<b>urchdown District Centre</b>					
op, 70 St Johns Avenue	1.31	0.0%	0.00	1.31	0.0%
op, Barton Road	1.11	0.0%	0.00	1.11	0.0%
<b>b-total</b>	<b>2.42</b>	<b>0.0%</b>	<b>0.00</b>	<b>2.42</b>	<b>0.0%</b>
<b>aydase District Centre (Morsons)</b>					
	13.44	1.3%	0.08	13.36	-0.6%
<b>eworth District Centre</b>					
	0.81	0.0%	0.00	0.81	0.0%
<b>ockworth District Centre (Co-op)</b>					
	1.69	0.0%	0.00	1.69	0.0%
<b>ndor Drive Local Centre</b>					
	0.81	0.0%	0.00	0.81	0.0%
<b>erth Avenue Local Centre (Co-op)</b>					
	1.37	0.0%	0.00	1.37	0.0%
<b>ney Hill Local Centre</b>					
	0.64	0.0%	0.00	0.64	0.0%
<b>ey Road Local Centre (Co-op)</b>					
	1.81	0.0%	0.00	1.81	0.0%
<b>ison Avenue Local Centre</b>					
	1.50	0.0%	0.00	1.50	0.0%
<b>1 Cheltenham Road Local Centre</b>					
co Express, 2-4 Dyt Cheltenham Road, Longlevens	1.94	0.0%	0.00	1.94	0.0%
op, 129 Cheltenham Road, Longlevens	4.70	0.0%	0.00	4.70	0.0%
<b>b-total</b>	<b>6.64</b>	<b>0.0%</b>	<b>0.00</b>	<b>6.64</b>	<b>0.0%</b>
<b>ocleate Road Local Centre</b>					
op, 39 Huxtable Road	1.57	0.0%	0.00	1.57	0.0%
op, 8 Hollow Parade	1.67	0.0%	0.00	1.67	0.0%
all shops	0.64	0.0%	0.00	0.64	0.0%
<b>b-total</b>	<b>4.08</b>	<b>0.0%</b>	<b>0.00</b>	<b>4.08</b>	<b>0.0%</b>
<b>5-61-centre</b>					
co Extra, Gloucester Business Park, Brockworth	37.53	0.0%	0.00	37.53	0.0%
<b>co, St Oswalds Road, Gloucester (Inc. Uplift in Floorpace - Commitment 3)</b>	<b>44.80</b>	<b>13.8%</b>	<b>0.66</b>	<b>41.13</b>	<b>-1.9%</b>
lisbury, Barnett Way	31.79	0.0%	0.00	31.79	0.0%
du, Bruton Way	45.69	10.9%	1.16	44.52	-2.5%
ngbury, St Ann Way, Gloucester Quays	23.44	17.9%	1.12	22.32	-4.8%
co Express, London Road	1.81	2.8%	0.16	1.65	-9.0%
co Express, Lysons Avenue, Linden	2.08	3.2%	0.25	1.83	-9.8%
co Express, Eastern Avenue	2.01	0.3%	0.02	1.99	-1.0%
co Express, Mead Road, Abbeymead	1.37	0.0%	0.00	1.37	0.0%
5 Bristol Road, Canada Wharf, Linden	2.68	8.4%	0.53	2.15	-19.7%
<b>b-total</b>	<b>193.36</b>	<b>65.2%</b>	<b>4.08</b>	<b>189.27</b>	<b>-2.1%</b>
<b>irrisons, Railway Triangle - Commitment 1</b>					
	24.79	15.0%	0.94	23.85	-3.8%
<b>THICK STUDY AREA</b>					
		100.0%	6.25		
<b>ner convenience facilities (inc. outside Study Area &amp; SFT)</b>					
		0.0%	0.00		
<b>TOTAL</b>					
		100.0%	6.25		

NOTES:  
 New Baseline Turnover taken from Table 7  
 Anticipated trade draw of the proposal based on existing shopping patterns and geographic location of existing provision as identified by the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Retail Study 2011-2031\* (December 2011) and Turley Associates estimate  
 Turnover of the proposed A&P store taken from Table 4  
 Committed developments assumed to be open and trading in 2018  
 Residual turnover = Total turnover minus 'Diversion of Proposed Development'  
 Impact based on the proportional change in turnover expressed as a percentage

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TABLE 3: ESTIMATED BENCHMARK TURNOVER OF EXISTING FACILITIES WITHIN ZONE FIVE (CONVENIENCE GOODS)

Destination	Net Floorpace (sq m)	Convenience Net Floorpace (sq m)	Sales Density (£ per sq m)	Benchmark Turnover (£/m)	% Of Turnover Derived From The Study Area	Benchmark Turnover From The Study Area (£/m)	Benchmark Marketshare (%)
<b>WITHIN STUDY AREA</b>							
<b>Gloucester City Centre</b>							
Sainsbury, Northgate Street	1,397	1,187	11,818	14.03	90%	12.56	3.8%
loiland, Oxode	814	733	7,331	5.37	95%	5.10	1.5%
Marks and Spencer, Eastgate Street	400	380	11,726	4.46	90%	4.01	1.2%
Tesco Express, Grosvenor House, Station Road	140	140	10,823	1.53	100%	1.53	0.5%
Other convenience stores	1,560	1,360	4,000	6.24	80%	4.99	1.5%
<b>Sub-total</b>	<b>4,311</b>	<b>4,000</b>	-	<b>31.62</b>	-	<b>28.20</b>	<b>8.6%</b>
<b>Seymour Road Local centre</b>							
Co-op, Seymour Road	217	217	8,316	1.80	100%	1.80	0.5%
Local shops	100	100	4,000	0.40	100%	0.40	0.1%
<b>Sub-total</b>	<b>317</b>	<b>317</b>	-	<b>2.20</b>	-	<b>2.20</b>	<b>0.7%</b>
<b>Tredworth High Street Local Centre</b>							
Co-op, High Street	250	240	8,316	2.00	100%	2.00	0.6%
Local shops	400	400	3,500	1.40	100%	1.40	0.4%
<b>Sub-total</b>	<b>650</b>	<b>640</b>	-	<b>3.40</b>	-	<b>3.40</b>	<b>1.0%</b>
<b>Barton Street Local Centre</b>							
	550	550	3,500	1.93	100%	1.93	0.6%
<b>Quedgeley District Centre</b>							
Tesco, Quedgeley District Centre	2,622	1,835	10,823	20.04	80%	16.03	4.9%
Aldi, Bristol Road	933	746	6,892	5.14	100%	5.14	1.6%
Lidl, Eastern Avenue	929	836	3,615	3.02	80%	2.42	0.7%
<b>Sub-total</b>	<b>4,484</b>	<b>3,417</b>	-	<b>28.21</b>	-	<b>23.59</b>	<b>7.2%</b>
<b>Churchdown District Centre</b>							
Co-op, 70 St Johns Avenue	147	147	8,316	1.22	95%	1.16	0.4%
Co-op, Panton Road	125	125	8,316	1.04	95%	0.99	0.3%
<b>Sub-total</b>	<b>272</b>	<b>272</b>	-	<b>2.26</b>	-	<b>2.15</b>	<b>0.7%</b>
<b>Abzeydale District Centre (Worstone)</b>							
	1,623	1,380	12,737	17.58	95%	16.70	5.1%
<b>Innsworth District Centre</b>							
	150	150	4,000	0.60	100%	0.60	0.2%
<b>Brookwath District Centre (Co-op)</b>							
	190	190	8,316	1.58	100%	1.58	0.5%
<b>Windsor Drive Local Centre</b>							
	200	200	4,000	0.80	100%	0.80	0.2%
<b>Seventh Avenue Local Centre (Co-op)</b>							
	159	159	8,316	1.32	100%	1.32	0.4%
<b>Coney Hill Local Centre</b>							
	150	150	4,000	0.60	100%	0.60	0.2%
<b>Finlay Road Local Centre (Co-op)</b>							
	203	203	8,316	1.69	100%	1.69	0.5%
<b>Mason Avenue Local Centre</b>							
	350	350	4,000	1.40	100%	1.40	0.4%
<b>Old Cheltenham Road Local Centre</b>							
Tesco Express, 2-4 Old Cheltenham Road, Longlevens	180	180	10,823	1.97	95%	1.87	0.6%
Co-op, 125 Cheltenham Road, Longlevens	556	528	8,316	4.39	85%	3.73	1.1%
<b>Sub-total</b>	<b>736</b>	<b>708</b>	-	<b>6.36</b>	-	<b>5.40</b>	<b>1.6%</b>
<b>Hucclecote Road Local Centre</b>							
Co-op, 29 Hucclecote Road	195	195	8,316	1.62	100%	1.62	0.5%
Co-op, 4 Hillview Parade	228	228	8,316	1.90	100%	1.90	0.6%
Local shops	150	150	4,000	0.60	100%	0.60	0.2%
<b>Sub-total</b>	<b>573</b>	<b>573</b>	-	<b>4.12</b>	-	<b>4.12</b>	<b>1.2%</b>
<b>Out-of-centre</b>							
Tesco Extra, Gloucester Business Park, Brookwath	3,561	3,350	10,823	36.59	75%	27.44	8.3%
Tesco, St Oswalds Road, Gloucester	3,491	2,444	10,823	26.70	60%	16.02	4.9%
Sainsbury, Baner Way	4,686	3,266	11,818	38.60	80%	30.88	9.4%
Aldi, Struton Way	3,877	2,714	13,382	16.32	80%	13.06	3.9%
Sainsbury, St Ann Way, Gloucester Quays	3,720	2,604	11,818	30.77	60%	18.46	5.6%
Tesco Express, Eastern Avenue	200	200	10,823	2.18	70%	1.53	0.5%
Tesco Express, Mast Road, Abbeymead	131	131	10,823	1.42	100%	1.42	0.4%
Tesco Express, London Road	200	200	10,823	2.18	100%	2.18	0.7%
Tesco Express, Lysons Avenue, Linden	178	178	10,823	1.94	100%	1.94	0.6%
Lidl, Bristol Road, Canada Wharf, Linden	846	719	3,615	2.60	100%	2.60	0.8%
<b>Sub-total</b>	<b>20,870</b>	<b>15,806</b>	-	<b>178.32</b>	-	<b>147.91</b>	<b>44.9%</b>
<b>TOTAL</b>	<b>35,708</b>	<b>29,066</b>	-	<b>284.98</b>	-	<b>213.58</b>	<b>73.9%</b>

**Notes:**

1. Net Floorpace and Convenience Net floorpace based on Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Retail Study 2011-2031 (December 2011), IGD (2011), Experian Good (2012) and Turley Associates assumptions for some local centres based on site visits.
2. Sales density figures based on Verdict Grocery Retailers (2012) and Turley Associates estimates for Local and District Centres.
3. Benchmark Turnover = convenience floorpace x sales density
4. Proportion of turnover from Study Area based on Turley Associates' assumptions and Table 8 'Marketshare - Convenience Goods (combined)', Appendix D, 'Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Retail Study 2011-2031' (December 2011).
5. Benchmark market share = benchmark turnover from the Study Area expressed as a proportion of total expenditure in the Study Area (Table 1)

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**TABLE 1: ESTIMATED POPULATION AND CONVENIENCE GOODS EXPENDITURE WITHIN STUDY AREA**

The Study Area	
<b>2013</b>	
Population	160,668
Expenditure per Head (£)	2,051
Total Expenditure (£m)	329.59
<b>2018</b>	
Population	167,605
Expenditure per Head (£)	2,103
Total Expenditure (£m)	352.50
<b>Population Growth 2013-2018</b>	<b>6,937</b>
<b>Expenditure Growth 2013-2018 (£m)</b>	<b>22.91</b>

- NOTES:**
1. The Study Area is based on Zone 5 of the 'Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Retail Study 2011-2031' (December 2011)
  2. Population and expenditure per capita derived from Pitney Bowes AnySite Report Data (2011 based estimates)
  3. Population growth based on Pitney Bowes AnySite Report Data
  4. Expenditure per capita identified to grow at 0.5% per annum for the period 2013 to 2018 in line with the ultra long term growth rates identified by Pitney Bowes / Oxford Economics (Retail Expenditure Guide, September 2012)

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**TABLE 2: ESTIMATED POPULATION AND COMPARISON GOODS EXPENDITURE WITHIN STUDY AREA**

The Study Area	
<b>2013</b>	
Population	160,668
Expenditure per Head (£)	3,706
Total Expenditure (£m)	595.44
<b>2018</b>	
Population	167,605
Expenditure per Head (£)	4,663
Total Expenditure (£m)	781.50
<b>Population Growth 2013-2018</b>	<b>6,937</b>
<b>Expenditure Growth 2013-2018 (£m)</b>	<b>186.06</b>

- NOTES:**
1. Population and expenditure per capita derived from Pitney Bowes AnySite Report Data (2011 based estimates)
  2. Population growth based on Pitney Bowes AnySite Report Data
  3. Expenditure per capita identified to grow at 4.7% per annum for the period 2013 to 2018 in line with the ultra long term growth rates identified by Pitney Bowes / Oxford Economics (Retail Expenditure Guide, September 2012)

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## Question mark over Bristol Road brownfield site

**A shadow of doubt and suspicion hangs over a brownfield site next to the old Morelands factory in Gloucester's Bristol Road.**

Local traders are worried that supermarket chain Aldi are planning to build a large new store on the site but as yet the City Council have received no formal planning application.

Local shopkeeper Debbie Griffin of Griffin Stores of New Street is drawing up a petition to appeal to the council planners to think about their livelihoods when considering any application on the site.

She said: "My family has been running this business for 70 years and we have a real stake in the community.

"We also sell local produce which also supports other local businesses. We would be very worried about A ldi or any other supermarket moving into the is site as we have quite enough supermarkets in the area as it is,"

City MP Richard Graham said he is keeping a careful eye on the situation.

"Until we know exactly what is planned for this site it is difficult to comment. I would be interested to know the size of any building and what exactly they would be selling.

"However, I would be most concerned if it were anything that threatened the livelihood of the Griffins or any other local businesses. There are quite a lot of other supermarkets in the area as it is."

Mark Owen, chairman of the Gloucester branch of the FSB said: "I have lost count of the number of supermarket and express stores in Gloucester. They seem to be springing up all the time. We must be approaching saturation point."

**Let us know what you think at [mark@moosemarketingandpr.co.uk](mailto:mark@moosemarketingandpr.co.uk)**



Planning Dept,  
Gloucester City Council,  
Herbert Warehouse  
Gloucester  
GL1 2EQ

Miss D Griffin  
107 New Street  
Gloucester  
GL1 5AZ

Your reference – 13/00710/FUL

Dear Sir/Madam,

I am writing with regard to the application, submitted for planning permission by the food store I believe to be Aldi. I am very concerned this will affect our business in a negative way. My family and I run a small, well established off – licence and grocery store at the above address.

My family, past and present, have been running this store and serving the community for around 70 years. Our concern is the supermarket; with its ability to obtain cheaper 'bulk' stock will cripple our - and other - small local businesses. We have won several awards and have been recognised as Gloucester's friendliest shop in 2002.

Being a local store we have, over the years, been involved in the organising of street parties, donating produce for the local School fetes and delivered - free of charge - groceries to the elderly and infirm and it is with great sadness we have noticed this kind of community spirit diminishing.

Speaking for our business alone, we support other local businesses by selling their produce, i.e. ice cream and bread from Stroud, Milk from a Gloucester Dairy and Groceries from a Gloucester Cash and Carry. These businesses in turn also stand to suffer from the ever increasing existence of large food stores such as Aldi.

I ask that your planning department please consider the welfare of ours and other small businesses which will be affected by this, not forgetting the local communities we serve. Please also see the attached petition and letters of support from the local residents expressing their concerns of how the proposed plans will affect their local convenience store. In the event the plans are approved, may we request that the following suggestions are taken into consideration. Perhaps the land could be put to better use such as an indoor play centre or affordable apartment blocks.

Is the Planning Dept. able to negotiate with Aldi and ask that they consider reducing their opening hours to give small businesses an opportunity to retain their evening custom and or display advertising flyers for the local convenience stores, in order to work with us rather than be detrimental to us?

Please write to me to let me know you're decision.

Yours faithfully

Miss D. Griffin and family

Planning Dept,  
Gloucester City Council,  
Herbert Warehouse  
Gloucester  
GL1 2EQ

Miss D Griffin  
107 New Street  
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Please write to me to let me know you're decision.

Yours faithfully

Miss D. Griffin and family



Rst. 13/00710/FUL

I am very concerned about the proposed application from Aldi on the corner of ~~Bristol Rd~~ Bristol Rd. and Clifton Road.

Firstly the extra vehicles on the road will create a lot of problem for people parking in nearby streets, also the school nearby.

This is NOT going to create more jobs but job + livelihoods will be lost after many years of hard work wipeout by corporate greed from the Council and private owner, with no thought about the community that lives in the area.

As the saying goes. "NOT in my backyard"

[REDACTED]  
FLAT 4 BLOCK 2 ST. PAULS COURT  
ST. PAULS ROAD  
GLOUCESTER  
GL1 5BF

Miss S. Rickard.

23 Lonsdale A  
Gloucester  
GL2 0TA.

There are now too many big chain supermarkets and not enough independent/local shops, it is killing the community + dulling our shopping experience.

Also as a ~~car~~ cyclist, you'll be making much more traffic for an already congested area.

Please take real consideration for the impact you could make on the community!



89 St. Paul's Road  
Gloucester  
GL1 5AP  
2nd Sep 2013

Bob Riestic  
Development Control.

Dear Sir,

Ref: 13/00710/FUL

We wish to object to the new proposed Aldi scheme, and would ask that you take the following comments into consideration:-

1. We already have a high number of supermarkets in the local area and do not need another.
2. Our local shop, Griffins, is a family run business, as others in the nearby vicinity, and we believe that these businesses would be threatened with closure.
3. Car parking is already very difficult in the area due to the Quays development. This would almost certainly make it more difficult.

We are a local family who want to support our local community, not see this disappear with the global businesses taking over.

Yours faithfully  
Ennis



Mr. S. L. LANE

Reference

5, WOODLUFF  
CLOSE

'13 / 00710 / FUL

GLoucester

I am very disappointed  
there is going to be yet  
another Supermarket in this  
Area.

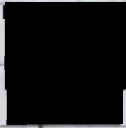
Surely with extra traffic  
and parking at rush  
hours and Saturday's will  
make a huge difference  
A no go area.

Also consider other local  
Shops and businesses within  
this area.

N. COOK  
HALL'S BAKERY.  
DRIVER.

To Council

AS A DRIVER TO THE GRIFFINS I am concerned that the Clifton Road would not be suitable for the Articulated lorries that need to go there. Surely the highway will not pass this. I have had to stop for sometime while Moreland have had these lorries loading in the street I feel this would cause a lot of congestion. I am also worried for myself and other delivery drivers who deliver to these Small Shops as if they cease to trade our jobs will go as well.



21/11

no show

23 from ... show

close

Abhaynagar

04/9/58

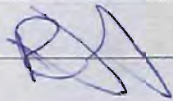
to the council, concerned  
for the local people  
parking in Aidi is free,  
people will park there  
for Quays, and will take  
Trade from local shops  
and custom load has  
no room for Artic lorrys.  
same problem as India  
roads Sainsbury's store



Ryan O'Neill  
24 Weston Road  
Gloucester  
GL1 5AU

ref 13/00710/FUL

When motorland was situated at that spot people used to use the car park as a turning area, during the 2 yrs that I know of 3 crashes have occurred because of this



Stuart Griffin  
16 Griffind Close  
Langlans

To Bob Rishie

Planning on Clifden Road / Bristol Road

I would like to know why millions of pounds have been spent on Gloucesters Bypass for the Bristol road when there is thoughts about bringing yet another supermarket to the area. This will -

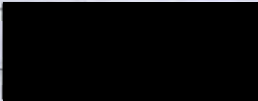
increase the volume of traffic which results in the slow down of cars,  
burning of petrol  
Poor air quality,  
Congestion,

Lights at pool Centre another problem  
Coming in from Southgate street you cannot turn right. I have seen traffic turn into Clifden Road to just turn to get



back onto the Borkel Road.

Surely, this will be even worse with the Volume of traffic that Supermarkets will bring; double again holiday times.



Not to forget Considering the impact it will have on the Corner shops, the heart of the Community;

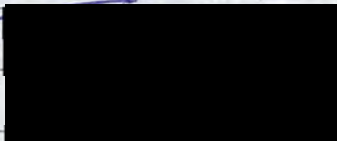
Cornhill's Friendly Corner Shop is one of the original old fashioned style shops which we should keep alive, there isn't many around which is a great shame

Tarek Patel  
32 Stroud RD  
GLOS.

REF 13/00710/FUL

I live at the back of this area, and I think if the carpark is free people will park there to go to quays. Traffic may spill into the area. Carpark too open. May encourage people to meet there. Traffic problem in Stroud Road turning into Clifton road.  
More noise More pollution.

I would also point out that we should protect our little jewels like our friendly corner shop who is the heart of the community





Tom Cadwell

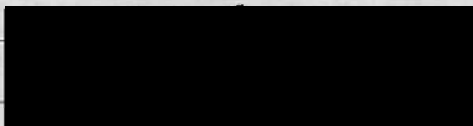
11 Sydenham Terrace

The need for another Supermarket in the Gloucester area is abrosbase.

Let alone another LIDL / Aldi on the Bristol road when we already have 3.

In Gloucester we have 2 Morrisons, 2 Asda's, 3 Tesco's, 2 Sainsbury's + many more littler express shops of all of the above including numerous co-ops.

Local businesses need help in growth + to keep going through the recession, and building needless markets is not the way to help.



*I object for the following reasons:- 1. The site is in an historic part of the city which has clearly visible Victorian industrial heritage aspects. This development proposal would be incongruous and insensitive to the area and would blight & possibly obliterate approaching views of this heritage. Further I believe the council should be giving serious consideration to preserving and positively celebrating the few remaining historical aspects of the city. 2. I believe it is very unnecessary to consider such a development proposal in this particular area and that there are many more appropriate locations in the city. 3. The traffic flow in the area is already massively challenged by several sets and junctions to the main city centre traffic light systems. A supermarket with a constant flow of possibly 1000's of additional vehicles per day straight onto a very constrained junction would be chaos & probably create gridlock! 4. New Street has a Victorian primary school at the head of the street – this creates a high level of vehicle & pedestrian traffic twice daily, there are many families with small children walking & crossing roads amid already dangerous traffic flow & junctions. This over development proposal would greatly add to the risk to their safety.*

Ms Sophie Shuttlewood  
64 New Street  
Gloucester  
Gloucester  
GL1 5BA



*13/00710/FUL*

*Dear Mr Ristic We don't need yet another supermarket in this area. It will put Griffins New Street corner shop out of business. This corner shop is the most friendly in Gloucester and deserves to survive.*

*Maggie Gray*

Dear Mr Ristic

Application Number 13/00710/FUL

I refer to previous correspondence and particularly Lidl's letter of the 10th January 2014 and Turleys' letter on behalf of Aldi dated 24th January 2014.

I have commented previously on the application in general but now wish to make further representations on the question of the Sequential Test following these recent letters.

The Test should not merely be a hypothetical exercise where the applicant considers alternatives and for a variety of reasons, often not fully investigated or evidenced, dismisses these sites. They therefore end up with the original (application site) on which they have already been involved in pre-application discussions, spent time and money on design and on which, no doubt, they have already entered into some form of legal commitment either by option or purchase.

In dismissing the other options, Aldi argue that as a "deep discounter" they have a rigid architectural model to which they must adhere. This is not a sound planning argument for dismissing alternative sites and in fact if the argument is accepted it is giving a commercial advantage to one retailer over and above their competitors.

The other major supermarkets display much greater flexibility and have store formats that can work within the planning framework and utilise town centre sites. I accept that these are frequently more difficult/expensive to develop but this should not exclude them from the site selection process under the Sequential Test.

Ironically, Aldi now see themselves as a direct competitor of the other supermarkets. They have recently run a TV advertising campaign "Swap and Save" encouraging people to do their weekly shop with them. It seems however, that they are not prepared to work on a level playing field which it comes to site development. Their selection process seems to be based on cost rather than good planning.

The Dundee Decision still requires applicants to demonstrate flexibility with regard to sites and layout.

On the grounds of good planning, I would ask that you apply the Sequential Test in a rigorous but fair way and interrogate the applicant's fully on the process they have adopted for sequential site selection.

Regards.

Richard Holmes

Richard Holmes Property Consultants  
Office Tel:  
Mobile Tel:  
E-mail:

*There is only one thing I object to and that's the choice of planting and boundary demarcation along Clifton Road. The choice of low wooden fence that will rot and fall apart within a few years along this the ecological desert of the rubbish attracting low maintenance shrubs is a disgrace. The city is meant to be bee friendly how about some nice bee friendly cherry blossom trees with and lavender to replace the nondescript weeds they show on the plans. The "fence" could be replaced with capped low brick wall. Other than that I'm in favour of the redevelopment of this site and the jobs it will bring.*

Mr Tim Ballam  
28 Lannett Road  
Gloucester  
GL1 5DE

[REDACTED]

---

**From:** Mo Claridge [REDACTED]  
**Sent:** 03 September 2013 19:25  
**To:** Development Control  
**Subject:** Griffin corner shop

I strongly object to plans to open aldi in clifton rd , it will add to more congestion in the area , we do not need another supermarket here , griffin stores serves this community very well



To whom it may concern:

What is going on with this Town, we just seem to have superstores and coffee shops springing up everywhere!!!

We don't need any more shops ,what's up with people too darn lazy to get off there arses and travel a little distance, we have an Aldi in Qued only a couple of miles away WHY!!!!

For a change let's look after the little people

**BEST REGARDS**

**IAN**

**IAN HATHAWAY**

*Does Gloucester really need another huge supermarket? Another one will ruin the small nearby businesses. The corner shops have been serving the residents for many years. The local shops serve the community not just for the sale of goods, but they are where the locals can meet, especially the elderly and young mums who cannot drive or who do not have time to drive to the larger supermarkets.*

Mr G Shaw  
18 Montpellier House  
Suffolk Square  
Cheltenham  
GL50 2DY

*Dear Sir, This site is totally inappropriate for a large Class A1 food store usage. It is situated on a very busy road junction with complex traffic movements. The volume of traffic likely to be generated by such a use is likely to be considerable. Moreover there is a plethora of chain supermarkets on Bristol Road, indeed across the City. These can only be detrimental to long-established local businesses. Yours sincerely, Mike Smith*

Mr Mike Smith  
82 Marlborough Road  
Gloucester  
GL4 6GD

To whom it may concern

I was outraged to hear that an Aldi superstore is being built in Clifton Road Glos.  
Was it not discussed or considered how much the local community will suffer?  
How much it will effect people and shops in the area who make a living with local  
produce and goods.

I was a resident in New St many years ago and always used Griffins the corner  
shop which i believe has been in the same family for 70 years or more.  
They have been voted the friendliest shop in Gloucestershire on numerous occasions  
and always support activities and events for the local people and loyal customers to the shop.  
They will of course be affected by a supermarket opening so close to New St and within  
walking distance.

I still visit the shop when im in the area as they have so much to offer and are always willing  
to help.

It is a great pity that these people and many others are going to find it tough with the competition  
of such a big company.

If there is anything i can do to stop this going ahead i will be more than willing to help these  
people.

yours sincerely

Amanda Dembenki  
5 Farmcote Gardens  
Winchcombe  
Cheltenham  
Glos  
GL54 54FI

(From Griffiths corner shop can you please add this to the rest of the petition as more customers wanted to sign it thank you)  
REF 13/00710/FUL

# Petition Against the Planning & building of Superstore on the Clifton Road / Bristol Road

Name      Address      Comments.

MR STAN      New Street      Say NO to

more supermarkets so close to small shops we have already. We need our small shops in the community. Too many supermarkets we can walk to already in the area. Aldi is NO DIFFERENT Roads more congested.

it took me 45 mins out to get home from town. We don't want or need anymore unnecessary traffic in the area that this supermarket will bring.

Name	Address	Comments
	63 STROUD RD	Go EISEN LETTER.
	63 STROUD RD	Not wanted here - let our shop continue to trade here.



can you please add this to the rest of the petition  
(from Griffiths Friendly Shop. Thank-you) as more customers wanted to sign it

# Petition Against the Planning & building of Superstore on the Clifton Road | Bristol Road

Name	Address	Comments
------	---------	----------

	89 St Pauls Rd.	No NEED!
--	-----------------	----------

	Shoed Rd	Too many supermarkets
	29 Weston Rd	Traffic local Bristol Road into Clifton Road

	28 St Aldwyn Rd	
--	-----------------	--

	62 Reservoir Road.	Too many around.
--	--------------------	------------------

	10 Lodge Chapel	Out of Order
--	-----------------	--------------

	3 Floy Place	Been using shop for hours when I was at school.
--	--------------	---

NO SUPERMARKETS

Keep Local fun business  
going. ♡

	Local Resident.	Keep A Part of our Local Heritage Going. We are being Swamped with Supermarkets with no Soul.
--	-----------------	--

	Neest	I agree ↑ ↑ 100%
--	-------	---------------------



(can you please add this to the rest of the petition from Griffins friendly shop. Thank-you) as more customers wanted to sign it

# Petition against the Planning & building of Superstore on the Clifton Road | Bristol Road

Name                      Address                      Comments

15 millbrook sr.                      Traffic could be a problem. Too many superstores in the area.

1A Weston Rd.                      Too much

13 St. Paul's Rd.  
42 St. Paul's road  
~~Stroud Road~~

Too many supermarkets in area, keep small shops alive. Traffic keep Bristol Road lights turning into Clifton Road

7 Wobbs way.  
Milton  
Towkgbury  
Glos.

73 Robinsonwood Gardens  
Gloucester.

We need to keep this local shop!!

~~Stroud Road~~

" "

Flat 1, Bishops Court  
Stroud rd, Glos.

Traffic would be too much / dangerous.

~~Stroud Road~~

" "

Flat 10 Bishops court  
Stroud Rd, Glos

Don't threat small shops. Far too many supermarkets

72 Under road

Glos



can you please add this to the rest of the petition as more customers wanted to sign it thank-you)  
From Griffins

# Petition against the Planning & building of Superstore on the Clifton Road | Bristol Road

Name	Address	Comments
------	---------	----------

	105 EMIN PIR.	Keep the small shops
--	---------------	----------------------

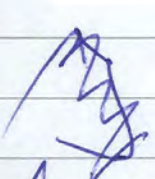
M/R DICKHALL

WOODRUFF CLOSE

ROBINSWOOD

GL1 4 6Y

I THINK THAT WEVE GOT ENOUGH SUPERMARKET IN THE CITY. GRIFFINS GRIFFINS IS A GREAT CONVENIENT SHOP THEY SHOULDN'T BE THREATEN



A new store is not needed as plenty of local shops,

THE STORE IS NOT NEEDED  
PLEASE KEEP THE SMALL SHOP  
OPEN



From Griffins corner shop, can you please add this to the rest of the petition as more customers wanted to sign it thank-you)

# Petition against the Planning of building of Superstore on the Clifton Road / Bristol Road

Name	Address	Comments
------	---------	----------

25 STROUD ROAD

9, Leonard Rd. Traffic problems

53 Ribbunwood St gls. good little store  
59 New Street

57 Pools town if they keep trying for  
supermarkets  
5 Strood road. too many shops already.

14 New St. keep little family shops.  
30 Bathurst Rd. - dark close down  
one shops.

Bo Wheatridge Cart Abbeydale  
20 Chillingworth Imews GLOS GL11HH.

Strood rd Town will be effected  
of small shops  
57 aima good shop

place GL15PU. already  
here,  
will cause  
TRAFFIC  
Problems

Weston road. Nice shop  
friendly people  
no need for new  
store.



(From Griffiths shop extra signatures to add to the petition) Thank-you, as customers still wanted to sign it

# Petition against the planning & building of Superstore on the Clifton Road | Bristol Road

Name	Address	Comments
	Flat 3 Bishops court 18-24 St Rd 71 New St	the most friendly shop bins no other shops. they were here first.
	46 Ivory Close 67 Chequer Court	To Many Shops here Will kill of independent trade. Loss of local identity.
	46 Weston Road Gloucester New St	Trying to look after local shops Too Many Supermarkets TRAFFIC BAD NO CLIPROAD FROM BRISTOL RD LIGHTS TAKES AGES.
	51 Stroud Road Gloucester	Will Kill all Little Shops trades
	67 RANSWICK RD GLOUCESTER 75 Victoria St Gloucester	Enough supermarkets
	12 Rissingan Close GL51 6LW	Keep our local shops!
	79 St Pauls Road	" "
New St	Page 135	Too many supermarkets Traffic Bad turning into Clifton Road. Support small shops



can you please add this to the rest of the petition from Griffins friendly shop. Thank-you) as more customers wanted to sign it

# Petition against the Planning & building of Superstore on the Clifton Road / Bristol Road

Name                      Address                      Comments

52 Bloomfield Rd.	Too many S/Markets
7 Milton Avenue	Traffic. Support local friendly shops in the community.
38 New Street	Enough super stores around. increased traffic flow.
114 New St road 21 New St	Not needed. We have enough chain stores + the traffic will get worse " "
30 St Pauls ST PAULS	Not needed. Happy with shop. " "
24 St Paul's	We don't need any more Supermarkets!
106 new street	Do not need another Super-store.
1A Weston RD	AS ABOVE
1A Weston RD	AS ABOVE
9 Park Rd	AS ABOVE

Local Resident  
NEW ST.

Very angry about the thought of another Supermarket coming to Gloucester. They sell many of the same things as local Shops. I can walk to my friendly shop Giffins in seconds they do so much for the community. And have given up alot to open in the hours they do.

There are at least four Supermarkets within minutes of my home.

The jobs they create are jobs taken away from smaller retailers, what's the point?

An Aldi Spokesman said they offer something different to local Shops-, I dont believe that; You can buy the same products from loyal local shops around.

I think they will be a threat to local stores.

We need the Council to encourage the selling of this land to benefit the local community not destroy it.

Also there is no need for more traffic in this already congested Area



TO  
BOBRISTIC

REF  
13/00710/FUL

petition against the planning and building of superstore on the Clifton Road/ Bristol Road.

Name	Address	Comments
Rachel Wootton Amy Wootton Sean Wilson	44 <del>Winton Rd</del> 15 GARTHUS GWS. 42 Bishops Castle	<ul style="list-style-type: none"> <li>Please support the smaller corner shops</li> <li>area to bissey near to the keys</li> <li>Support Local Communities unlike blue-coil centres.</li> <li>support local shops not more Superstores</li> </ul>
Heidi Bray	153 podsmead road Glos.	already have to many Supermarkets
Danielle Marshall Bisgyle	21 New Street 25 SE road 5	Support our local shops too many smarket
Michael Newman	70 Lysons Avenue	Traditional shop and good polit welcomb to the community
Rob Farrugia Gunn Sansom J Thomas	79 buistol rd " 53 SE Pauls Rd	Why so close to city to effect small business?
DANIEL STEVENS NATHAN STEVENS	366 FALKNER STREET "	WE DON'T NEED ANOTHER SUPERMARKET SUPPORT SMALLER SHOPS, NO MORE SUPERMARKETS FOR GLOUCESTER
JUDE PRICE	ST. PAUL'S PRIMARY	our local shop is amazing! Please support our local traders.

Petition against the planning and building of superstore on the Clifton Road / Bristol Road

To Bob  
RISMC

REF  
13/06710/FUL

Name	Address	Comments
Fabian Waheed fabian.waheed@gmail.com	Premier House 942 - STA	I support local Business & Residences
RUSSELL HAINES	119A GREENWICH RD GLUCESER	

Petition AGAINST NEW  
ALDI STORE NEXT

TO Bob  
RISTIC  
REF 13/00710/FUL  
TO THE MORELAND  
MATCHBOX FACTORY

NAME	ADDRESS	COMMENT	SIGN
Stuart Reeky	79 Bristol Road	Supporting local Business	
Juliet Thompson	79 Bristol Road	Supporting the local Shop Keepers	
Sharon Lee	57 Bristol Rd	Keep local shops going Please! Too many supermarkets Popping up.	
N. Buckridge	26 Stroud Rd	IT'S A good little SHOP	
P. Mighen	26 Stroud Rd.	Not enough parking.	
J. Starr	82 Bristol Rd	We have enough big stores + not enough local stores	
M. THAKOR	55 BRISTOL		



Planning Dept,  
Gloucester City Council,  
Herbert Warehouse  
Gloucester  
GL1 2EQ

Miss D Griffin  
107 New Street  
Gloucester  
GL1 5AZ

Your reference – 13/00710/FUL

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Being a local store we have, over the years, been involved in the organising of street parties, donating produce for the local School fates and delivered - free of charge - groceries to the elderly and infirm and it is with great sadness we have noticed this kind of community spirit diminishing.

Speaking for our business alone, we support other local businesses by selling their produce, i.e. ice cream and bread from Stroud, Milk from a Gloucester Dairy and Groceries from a Gloucester Cash and Carry. These businesses in turn also stand to suffer from the ever increasing existence of large food stores such as Aldi.

I ask that your planning department please consider the welfare of ours and other small businesses which will be affected by this, not forgetting the local communities we serve. Please also see the attached petition and letters of support from the local residents expressing their concerns of how the proposed plans will affect their local convenience store. In the event the plans are approved, may we request that the following suggestions are taken into consideration. Perhaps the land could be put to better use such as an indoor play centre or affordable apartment blocks.

Is the Planning Dept. able to negotiate with Aldi and ask that they consider reducing their opening hours to give small businesses an opportunity to retain their evening custom and or display advertising flyers for the local convenience stores, in order to work with us rather than be detrimental to us?

Please write to me to let me know you're decision.

Yours faithfully

Miss D. Griffin and family

change.org

Recipient: Bob Rific

Letter: Greetings,

Aldi Supermarket plans on Bristol Rd, Gloucester

# Signatures

Name	Location	Date
Lee Griffin	Cheltenham, United Kingdom	2013-08-27
Beth Stevens-Rodrigues	Bicester Oxon, United Kingdom	2013-08-27
Chris Endall	Windsor, Australia	2013-08-27
Katy Murphy	Swindon Village, United Kingdom	2013-08-27
Julie sargent	gloucester, United Kingdom	2013-08-27
Ellis Fincham	Churchdown, United Kingdom	2013-08-27
Jack Miller	Cheltenham, , United Kingdom	2013-08-27
Paul bright	cheltenham, United Kingdom	2013-08-27
Danielle Midwinter	Brockworth, United Kingdom	2013-08-27
Paul Griffin	Wellington, New Zealand	2013-08-27
Hugh Sandeman	Cheltenham, United Kingdom	2013-08-27
Hannah Griffin	Cheltenham, United Kingdom	2013-08-27
Patrick McCaffrey	Gloucester, Eng, United Kingdom	2013-08-27
Karen Sutton	Gloucestershire, United Kingdom	2013-08-27
Kate Thornley	Cheltenham, Eng, United Kingdom	2013-08-27
rachel taylor	Gloucestershire, United Kingdom	2013-08-27
Claire Randell	Cheltenham, Eng, United Kingdom	2013-08-27
Louise Oxford	Murcia, Spain	2013-08-27
Jack Linford	Downham market, United Kingdom	2013-08-27
Rachel Hibbert	Cheltenham, United Kingdom	2013-08-27
Paul Shaw	Gloucester, Eng, United Kingdom	2013-08-27
Anna Griffin	Wellington, Wel, New Zealand	2013-08-28
Martin Horan	Liverpool, , United Kingdom	2013-08-28
Mark Gorton	Worcester,	2013-08-28
Debbie Zadeh	Belper, United Kingdom	2013-08-28
Iain Mooney	Norwich, Eng, United Kingdom	2013-08-28
Katie Husband	Fareham, DC, United Kingdom	2013-08-28
Katherine Everest	Shurdington, United Kingdom	2013-08-28
Annabelle Strutt	Cheltenham, Eng, United Kingdom	2013-08-29
James Graham	Tewkesbury, United Kingdom	2013-08-29

Name	City	Postal Code	Country	Signed On	Comment
Lee Griffin	Cheltenham		uk	27/08/2013	We would like to keep trading at our local shop but we are worried our business will be affected
Danielle Midwinter	Brockworth	GL3 4NG	uk	27/08/2013	We do not need another supermarket, they are destroying small local businesses!! Why not build an ice rink? Would give people something to do and bring new custom in!!
Patrick McCaffrey	Gloucester		uk	27/08/2013	Local Business are the heart of a community, corporations should not be allowed to come and steamroller them. To be there 70 years they have clearly been doing something correct
Claire Randell	Cheltenham		uk	27/08/2013	There are plenty of supermarkets already in the area. Please don't take business away from the small independent shops who are struggling already.
Anna Griffin	wellington	6012	n zealand	28/08/2013	Family business
Lee Griffin	Cheltenham		uk	28/08/2013	My Nan who has owned the corner shop for 70 years will be delighted with all the support, Please keep it up to help save her shop and other local businesses in the area.
Annabelle Strutt	Cheltenham		uk	29/08/2013	I really don't think it's necessary to have yet another supermarket - local businesses need to be protected. I agree with the ice rink comment, would certainly bring me to Gloucester, whereas another supermarket would not!



Petition against the planning & building of the New Aldi Superstore on Clifton Road / Bristol Road

Name

Address

Quedgeley Police Stn.

NEW STREET

Cheltenham.

New Street

CHELTENHAM

Quedgeley

Gloucester.

42 Innes Close, Stroud.

28 St Pauls Road. Gloucester.

77 ST PAULS RD

63 St Pauls Rd

Name

Address

Comments

43a Stroud Road  
Gloucester.

Big cheap supermarkets are

closing down small local shops

and affecting our communities!

Will ALDI be arranging a

local streetmarket for the

royal wedding or be open at

10pm on a Sunday???

We need more entertainment

venues - social spaces - NOT

shops!

Petition against the planning and building of the New Aldi Superstore on Clifton Rd / Bristol

Name	Address
	125 New Street.
	87 St Pauls Road.
	Flat 4 Block 3 St Pauls.
	Flat 16 Block 2 St Pauls.
	47 High Street
	16 WESTON RD.
	87 NEW STREET
	14 St Paul's Road GL1 5AR
	33 Malvern Rd Glos.
	LYDNEY CLONS
	57 NEW STREET.
	7 GAINSBOROUGH DRIVE
	16 Weston Road
	118 New Street GL1 5BA
	10 western road
	47 New Street. Glos.
	57 st pauls road
	26 Stroud Rd GLOS
	10 STROUD ROAD GLOS.
	43 ROBINSWOOD GARDENS, GLOS
	1 ST PAULS ROAD
	94 MILTON AVENUE,
	42 WESTON RD.
	1 ST PAULS ROAD



# Petition against the planning & building of Superstore on the Bristol Road / Clifton Road

Name                      Address                      Comments

Gifford Close  
Gifford Close

A lot of money has been spent on the bypass for Bristol Rd, and yet there will be more traffic in the area if another supermarket is built on the land. Lights at Peel Centre / Southgate St / Bristol Rd is a big problem.

20  
Cashmere  
Court  
Cross

Southgate St. too busy can't turn into Peel Centre on right so have to turn into Clifton Road causing more congestion

26 Clifton Road  
Queensbury.

ST PAULS

Very disappointed and sad that another large supermarket is going to <sup>be</sup> open on Bristol Rd  
DONT WE HAVE enough!

Brook Street  
44 New St

No more supermarkets. The ground should be used for something else doesn't effect local bus

Petition against the planning & building of superstore on the Bristol Road / Clifton Road

Name Address Comments

- 11 Lacy Close Westgate Street, / too many Super Stores will affect other local businesses.
- WBA STORES Ross on Wye?
- Headlam Tuffley too many shops.
- 112 SNEYTO ROAD too many shops
- 23 LIDDINGTON ROAD LOCAL BUSINESS
- 16 SWAN ROAD LOCAL BUSINESS
- 18 Archbold St Local Business
- 21 Ince castleway SHAM TO Affect Local Small Businesses
- 42 Elm Grove rd Too Many Supermarkets! or about
- 63 SNEYTO RD
- 12. home kide Gardens local Business
- 56 FRAMPON ROAD Far Too Many!
- 7 Jasmine Cl. Abbeydale Former corner shop owner (supermarkets badly affected us) Gloucester.
- ~~to~~ Cash & Carry employee Could affect me!



# Petition against the planning and building of the New Aldi Superstore on Clifton Road/ Bristol Road

Name	Address
	107 New street Glos
	11 SPA road
	Westonrood 34 Flat 4
	38 PROBY RD Gloucester.
	115 STROUD ROAD cuxton
	86 New St, Gloucester S, Scott Ave, 14 STROUD ROAD
	Flat 11, Block 1, St PAULS COURT St PAULS ROAD.
	81 new street GLOS
	99. New street Glos
	20. Weston Road.
	79, ST PAULS ROAD
	27 APT DRYG, HILTBREDHE, SOMERSET
	93, New street GLOS.
	The vicarage, School Lane, Shurdington
	93 Newstreet.
	34 Stroud Road Gloucester.
	road 64 New Street, Gloucester GLOS
	Elm christian centre, park end Rd, Gloucester.
	69 Stroud Rd Glos. GL1 5AQ.
	8 Arthur st Glos GL1 2QT
	79 St Pauls Road GL1 5AP
	1 ST PAULS RD GL1 5AP
	block 1 St Pauls Court
	88 Tuffley crescent.
	Flat 3 Bishops court 18-24 Stroud Rd
	107 New St Gloucester

Petition against the planning and building of the New Aldi Superstore on Clifton Rd / Bristol Rd

Name

Address

106 NEW STREET

90 New Street

90 New Street

60 new street.

77 ST PAULS RD.

69 St Pauls Rd.

35 CONDON RD.

29 HIGH STREET

74 WESTON ROAD.

42 New Street

42 New Street

42 New Street

3 BARNUMPAUL COURT

116 NEW ST.

123 NEW STREET

" " "

91 Stroud Rd

" " "

89 new street.

110 New Street

110 NEW STREET

35 St Pauls Road

"

68 New STREET

68 new Street

Stroud

Do you really need another in Glos



# Petition against the planning & building of Superstore on the Bristol Road / Clifton Road

Name

Address

Comments

18-24 Stroud Rd.

— " —  
22 Woodpecker Rd

Really don't agree with the new Aldi store proposal, I feel Gloucester has far too many of these kind of shops already, this is such a convenient and friendly shop with such a huge family background it would be such a shame for the Council to turn their back on them after all the positive work and input the family have given to the community over all these years.

24 Weston Rd

2 Market place,

Dangerous

Corner shops will not be able to survive with the high increase in supermarkets being built in Glou at present.

~~116~~

116 New Street

" "

No, No, No!  
Last thing the area needs is another supermarket as there's already Sainsburys, Tesco, Wait & Aldi in the vicinity plus with extra traffic in an already congested area it's an accident waiting to happen.

Flats 8, 15

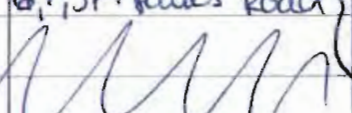
dexter way

St Pauls School

Good luck! we will stay with you. x



Petition against the planning & building of Superstore on the Bristol Road / Clifton Road

Name	Address	Comments
	1 DEANVIEW HOUSE Stroud Rd 28	NO NEED FOR MORE CHAINS. Preserve the community, + small local businesses that serve it.
	GL17 9XW Lywood 32 STROUD RD 75A St Paul's Rd	Keep <u>small</u> businesses going!! NATIONAL BUSINESS <sup>SMALL</sup> PROTECTING B. Tomach supermarket affect <u>small</u> businesses
2)	Lower Levens 11 Sydenham Terrace	JUST NOT <del>NEED</del> NEEDED Keep Small businesses going
	New Street Lysons Ave.	Local businesses need help keep local shops going,
	7 St Paul's road 1 St Paul's road	2 meet/ support it
	16 Canvitt St. 6 Minerva Walk	'No' we need 'Love'. Not - Corporation.
	67, St. Paul's road	I think we have too many stores already!
		Too Many Stores - <sup>Large!</sup>
	New Street 191 STROUD.	need local shop LOCAL SHOP IS GOOD FOR COMMUNITY:
	7 Norman Ballway 38 Thores street	Keep corner shops NO Supermarkets!! If you get rid of this shop for some Commercial Shop you have no base for family business
	42 NEW ST	COUNCIL SHOULD BE SUPPORTING LOCAL BUSINESS SUCH AS OUR LOCAL GRIFFINS FRIENDLY SHOP. WE HAVE TOO MANY IN GLOUCESTER. OTHER SMALL BUSINESS WILL SUFFER & MANY HAVE TO CUT DOWN ON STAFF. TRAFFIC BUSY ALL DOWN BRISTOL ROAD



Petition against the planning & building of superstore on the Bristol Road / Clifton Road

Name	Address	Comments
	PHILIP ST PAULS	No More More SUPER STORES PLEASE
	7. MASSBY RD	SPECIAL SERVICES
	90 NEW STREET	IT WOULD BE NICE FOR SMALL BUSINESSES TO HAVE SUPPORT. RATHER THAN SUPER STORES COMING AND TAKING OVER. CONCERNS ABOUT TRAFFIC CONGESTION TAKES AGES TO GET HOME NOW IT WOULD BE WORSE IF A SUPER MOVES IN UP BRISTOL RD OR ANYWHERE AS CLOSE.
	St Pauls Rd	We have one shop already in Queed Support your local Shop.
	81 St Pauls Rd.	Our little shop has always had every- thing we need, and I support it's upkeep compared to a large corporate company who have plenty of business already!

# Petition against the planning & building of Superstore on the Bristol Road / Clifton Road

Name	Address	Comments
	Fairview Poolmeadow Choc.	Keep local business.
	Fairview Poolmeadow Choc.	if corner shop go what will
	Fairview Poolmeadow Choc.	We have (NOTHING).
	Fairview Poolmeadow Choc.	Sometimes this is the only person that an elderly person may talk to.
	A ST PAULS RD	Keep business local.
	St Pauls RD	Keep business local
	9 Western Road	Don't need anymore shops
	26 Western Road	Make it too busy & keep corner shops.
		Roads busy enough in Bristol Rd no need to encourage more. Takes ages in a car & as a pedestrian
	14 PARK END ROAD FLATS	TO MANY SUPER MARKETS.
	15 PARK END ROAD	TO MANY SUPER MARKETS
	53 BRIDGE ST.	BRISTOL ROAD TOO BUSY EVEN WITH TRAFFIC LIGHTS. PEOPLE WILL AVOID AREA
	ST. PAULS CT.	PARKING AT LOCAL LEVEL DRASTICLY AFFECTED BY NEW RESIDENTIAL USE.
	23 WOODALE RD.	keep independant businesses - keep congestion down!
	57 Park End Rd.	There is enough supermarkets To much Traffic takes me a long time to get down the Bristol RD.
	ACER GROVE QUENBY SOUTHFIELD ROAD	NO MORE SUPER MARKETS NEED TO KEEP CORNER SHOPS open and make Supermarkets for a normal shop not for bits + pieces.
	35 Stroud rd	unnecessary.
	35 STROUD ROAD	not needed!



Petition against the planning and building of the New Aldi Superstore on Clifton Rd / Bristol Rd

Name

Address

St. Paul R. d.

Gloucester.

New St. GLOS.

1 Melbourne Close.

5, WOODRUFF CLOSE.

5, Woodruff Close

81. St Pauls Rd.

" " " "

52 St Paul's Rd GL1 5AR

New Street

New Street

55 St Pauls Road

259 WILMINGTON ST

20 Dawney Street, Stroud, Glos

52 St Pauls Road GL1 5AR

78 New St.

38 S Stroud Road.

36 Gimson Close

43 Tottley Crescent.

121 New STREET.

7 Rodney Walk

20, New Street.

92 LYONS AVE, GLOS.

8 BALFOUR RD, GLOS

107 NEW STREET

75 ST PAULS ROAD

30A STROUD ROAD

GL1 5UZ PTO

Petition against the planning and building of the New Aldi Superstore on ditton rd / Bristol Road

Name

Address

55 strand road

51 Deans Way.

90 New street

4 Reagent St

33 overhampwicke

- - - - -

123 New street

Flat 31 corwin green court Gloucester

GIL1 5AG1

81 New Street.

19 St Pauls Road

69 New Street.



Petition against the planning & building of the New Aldi Superstore on Clifton Road / Bristol Road.

Name	Address	Comments
	5 ARMICROFT PLACE, BIRNWOOD 1st, Stroud Rd, Glos.	<i>Edy</i> Dont need a new aldi!
	5A STRAUD RD GLOS	Dont need a new Supermarket leave small shops too there Salfs need all the support from public.
	24 SAVERNICE RD GL4 6BA 97 NEW STREET GL1 5AZ 63 Stroud Rd Gloucester GL1 5AQ	All ready to many big supermarkets!
	33 ST PAULS RD GL1 5AP	
	38 STROUD RD	DON'T WANT IT!! TOO MANY SUPERMARKETS TO MUCH NOISE, A BLOT ON THE NEIGHBOURHOOD AND TAKE'S TRADE AWAY FROM SMALLER LOCAL BUSINESS'S. A BIG NO!!!
	16 WESTON ROAD.	WE NEED THE LOCAL SHOP SUPPORT THE CORNER SHOP THAT HAS BEEN HERE FOR 78 YEARS!
	11 & New street.	No need for a new aldi. Too many.

Petition against the planning & building of Superstore on the Bristol Road / Clifton Road

ref  
3/00719/FUL

Name

Address

Comments

25 HAVEN RD	NO NEED FOR MORE GROCERIE STORES NEAR BY
38 Hampstead Ln	No need
35 Weston Rd	no more
38 St Paul's Rd	No more. Too Many No room for small buisness which is a shame. Keep our local shops.
34 New Street	
55 RAUIS Lane	KEEP IT LOCAL
28 ST PAULS ROAD.	No need for anymore shops. This corner shop does everything I need everytime.
79 Stroud Road	no need for anymore shops
79 Stroud Road	" " " "
7 Gainsborough Rd	" " " "
79 St Pauls RD	why bring in more supermarkets and more traffic?
Flat 10 Number 35 BRUNSWICK RD	More traffic near schools unsafe for children
22 Weston Road	Smaller businesses + ASDA will lose nearly £200k! out of pocket!
22 Weston Rd	Too many shops around here.
63 St Pauls Road	Plenty of choice available.



Petition against the planning & building of Superstore on the Bristol Road / Clifton Road

Name	Address	Comments
	1, St Pauls Rd	need local shopping <sup>within</sup> 5 mins
	28 Stroud Rd	TOO many big name supermarkets in this town already.
	1 St Pauls rd	Too many SuperStores in Glos
	7 L New Street.	Support your local small businesses
	75 New Street	
	NEW STREET GLOS	no more super-markets!
	48 New Street	Too many Supermarkets.
	65 New Street	Down with Capitalism!
	57 St Paul's Road	
	21, CAUSEWAY.	TOO MANY SUPERMARKETS
	43 TUFFLEY CRESCENT	Dont we have enough Already.
	32 STROUD RD	" " " " "
	55 ST PAUL'S RD	Too many already pls stop
	10 St Pauls Rd	TOO MANY SUPERMARKETS.
	103 New Street	- / -
	36 Silver Lane	" "
	Local Matson	No money to be made for small shops.
	61 Stroud Rd	there's too many already
	61 " "	" " "
	14 Stroud Rd.	stop giving all the money to the big cuts, puts me out of a job as a delivery driver
	Tuffley Glos	(local shops we need)
	28 St Pauls Road	Big supermarkets will never offer the same customer satisfaction
	Wootton Rd.	
	Dockhead, Bristol	We need the small businesses to keep small suppliers in business.
	51 Bloomfield Rd	NO MORE FACELESS MONOPOLIES
	59 St Pauls	NOT NEEDED IN THIS AREA!!
	7 Stowell Meus	reminds me of my nans corner shop then a big chain took over and now its not the same.
	28 Ferndale close	I grew up with this shop.
	28 Ferndale close	Too many Supermarkets

# Petition AGAINST NEW ALDI STORE NEXT TO THE MORELAND MATCHBOX FACTORY

NAME	ADDRESS	COMMENT	SIGNATURE
	51. Park End Road, Gloucester GL1 5AN	If is open in over 1000 so we got effects West 1000000	
	47. Park end Road.	not goods	
	21 park end road 14 HOWARD STREET	Not goods	
	57 ST PAULS RD	Not goods	
	17. NEW STREET	NOT Goods	
	23 New street	not good	
	49. Park Road	Not good for Small Business.	
	20 Stroud Rd	not good	
	89, Parkend rd FLAT 2 ST PAULS COURT.	Business NOT good for local shops. NOT NEEDED	
	73 ST PAULS Rd.	NOT NEEDED	
	52 New St	NOT NEEDED	
	78 new street	don't need one.	J. d.



Petition about any Superstore

being built on Clifton Road / Bristol Road

Name

Address

Comments

4 Kevin Close,  
GL4 3JA

Keep our local store!!

45 Broad Rd

Local business?!?

FL4 BISHOPS COURT

THOURGAT A NEW CAR SALES  
NOT A SUPERMARKET  
ECT

ST PAULS Rd

Keep local stores!

St Pauls Co.

new st

local = better & more  
friendly! dont know  
what i do if you  
werent here  
keep store.

31 ST PAULS Rd

57 STRAWS RD

keep store.

86 WESB GATS  
GL2 2WZ

keep Chef Cost!

petition against the planning & building of  
superstore on the Bristol Rd/Clifton Rd

Name

Address

Comments

49 St Pauls RD  
3 NEW ST

Keep our local shop.  
TO MUCH TRAFFIC  
NOT A LEVEL PLAYING  
FIELD FOR SMALL  
SHOPS.

11A BRISTOL RD

WILL RUIN THE GRASSED  
AREA + DRIVE DOWN LOCAL  
BUSINESSES

11A Bristol RD

No good for little buisness  
+ creates more traffic on  
main roads

27 ROBINHOOD ST

125 Bristol RD.

My opinion. Little  
Buisness will be affected  
by this build

200 BRISTOL RD

14 ST MICHAELS

council should be helping  
small buisness's not taken  
trade away. They put alot  
<sup>the small shops</sup>  
of effort in there work & is good  
for community.

Gloucester

Do not build Aldi's or any  
Supermarket.

34 Strood  
Road

More congestion  
outside my back garden



# Petition against the planning & building of Superstore on the Bristol Road/Clifton Rd

Name	Address	Comments
	57 Stroud Rd	Air Pollution will be even worse
	85 Stroud Rd	already heavy traffic
	91 Stroud Rd	noise, Traffic, Congestion, pollution, litter.
	30 New St.	Over Congestion - Pollution.
	43 Horsea street	Enough Superstores in Gloucester
	29 St. Pauls Rd	Too much EXTRA TRAFFIC, Congestion
	7 Dexter Way	effect small business part of Community'
	11 Beacon Way	Heavy traffic
	30 Stroud Rd	Need local stores -
	58 New St	" " "
	" " "	" " "
	" " "	" " "
	" " "	" " "
	10 Oxford Lane	_____ " _____
	30 St Paul Road	_____

Mrs  
 Mr  
 Mr  
 Miss



Petition against the planning & building of superstore on Clifton Road / Bristol Road

Name	Address	Comments
23/8/13	CASTLEMEADS	PAST MEMORIES OF SHOPPING
23/8/13	61 NORTHGATE ST	WISS OF FIGHTING THEM
25/8/13	245 Redwan Rd	SUPPORT OUR LOCAL SHOP
25/8/13	96 Cheltenham Rd East	Bristol rd) Busy Enough
25/8/13	Giffon Close	Bristol Rd busy anyway, will avoid going forward.
26/8/13	LARIAN HOUSE	long term family business should be supported
26/8/13	SHARDINGTON RD.	Traffic would be worse
26/8/12	LORIAN HOUSE	Traffic <u>ALWAYS</u> <u>SLOW</u> in BRISTOL RD
26/8/12	TUFFLEY	Should be something other than Supermarkets.
26/8/12	" "	would have to leave work earlier as Bristol Rd would be busy.
26/8/12	ELM BRIDGE RD.	NO NEED FOR ANY MORE SUPERMARKETS.
	TUFFLEY	SHOCKED TO HEAR MORE SUPERMARKETS WANT TO MOVE IN BRISTOL ROAD. ROAD TOO BUSY. BE NICE IF IT COULD BE ENCOURAGING FOR COMMUNITY & VISITORS.



Petition against the planning & building of  
superstore on the Bristol Road / Clifton Road

Name

Address

Comments

★ Saint Pauls Rd This would have a huge impact and knock on effect for everyone. Corner Shops are a big part of our community. Very friendly and convenient.

Stroud Road → It would be a great shame to the community and local shops!

Blow Street will impact on all the local shops.

ST. PAULS ROAD The impact will be devastating on our local shops. The extra traffic it will create will be all the more dangerous.

ST Pauls RD

New Street The whole thing would be very sad for local people.

Furlong Rd Massive impact on local shops and community.

ST PAULS RD Community Service friendly love it ✓

Petition against the planning & building of Superstore on Clifton Road / Bristol Road

Name

Address

Comments

	21 Hunter Gate Abbeydale	too close to local shops could affect my job
	93, Grosvenor Street Guardean Hill	could affect my job.
	Barnard Way.	Affect Business
	37 MILLBROOK	Very far away
	63 Aims Place close	
	5, OVERBROOK	TO MANY SUPERMARKETS
	Tuffley	Affect Business.
	Kisha Elmston Hardswick	Small Business's Affected
	15 Hayward Close	
	Kindens Tuffley	NO MORE SUPERMARKET



petition against the planning & building of Superstore on the Bristol Road / Clifton Road.

Name	Address	Comments
	37. Stroud Road	Traffic Plus Parking
	40 Weston rd.	Small businesses/traffic
	109 New Street	^ ^ ^
	27. Redington Close	^ ^ ^
	10 Furbyng RA	TRAFFIC Congestion
	18 ROBINSON RD	FAMILY FRIENDLY, TRAFFIC BUSY
	63 NEW STREET	WE HAVE ENOUGH SUPERMARKETS
	CAN 5 CHEDWORTH ROAD TUFFY GLOS	
	STROUD. RD. 112A	
	St Pauls R	IT IS OK
	ST PAULS ROAD	STREET DESIGN NOT CONDUSIVE.
	59 Stroud Road	Traffic - Prefer local shop.
	32 Weston Road	Traffic, Bad for local businesses
	8 STROUD ROAD	Bad for local businesses!
	3 STRAIT	TO SUPPORT LOCAL BUSINESS
	91 New Street.	Small businesses need to stay.
	7 ST PAULS RD	TRAFFIC, NOT SAFE FOR children
	26 WESTON RD	FRIENDLY LOCAL BUSINESS + TRAFFIC
	74 WESTON RD	NICE PEOPLE, NICE SHOP.
	24 HATHERLEY ROAD	NO NEED FOR SUPERMARKET
		WE DO NOT WANT ANY MORE LARGE SUPERMARKETS.
	12 Adelaide Street	No more SUPERMARKETS
	4 Glencairn AV	Keep our Small businesses
	79 Bristol Road	Support local Business
	31 Furbyng Rd	No more superwhets
	ST Road	COMMUNITY <sup>the area</sup> NOT IN NUMBERS!
	Clifton Road	to much traffic.
	BERKLEY RD	SAVE OUR COMMUNITY SHOPS WHO ARE OUR FRIENDS
	Stroud Rd	Same as above,



# petition against the planning and building of the New Aldi Superstore on Clifton Road/Bristol Road

Name	Address
	157 Bristol Road. Gloucester
	157 Bristol Road Gloucester
	21 Honeythorn Close. Hempstead. Gloucester
	27 APT DRNG, HIGHBRIDGE, SOMMERSET
	155 BUSHY RD.
	9 GRANVILLE STREET
	9 " " "
	9 " " "
	157 Bristol Road, Gloucester
	24. Honeythorn Close Gloucester
	" " " "
	169 BRISTOL RD
	87 CHATS NORTH AVE
	22A GRANGE ROAD
	" " "
	" " "
	42 FIDOR STREET GLOS.
	18 STIRLING WAY CLOS
	92 SMITH LANE. WREXHAM
	27 CARISBROOKE RD
	———— " ————
	14 KITCHENER AVE, GLOS
	HEMPSTEAD
	"
	"
	BRISSON RD. GLOS.
	214 BRISG. RD. GLOS.
	222 BRISG RD. GLOS.
	163 BRISG RD. GLOS.
	" " " "



# Petition against the planning and building of Superstore on the Clifton Road/ Bristol Road

Name	Address	Comments
	9 Conyns Close	Too many supermarkets
	Heath Farm	Too much traffic.
	White Bungalow pillows green	Too much traffic
	11 Whittington Wade	Too many Supermarkets
	65 Painswick Rd	Silly!
	6 O'CONNOR Close, Glos	Too many supermarkets

# Petition AGAINST NEW ALDI STORE NEXT TO THE MORELAND MATCHBOX FACTORY

NAME

ADDRESS

COMMENT & SIGN

~~46 ROBINHOOD ST~~

DONT NEED  
'ONE'

39 ROBINHOOD ST

NO NEED

3 ROBINHOOD ST

NO NEED ALL READY  
TESCO

6 ROBINHOOD ST  
UNIT 2 ALMA TERRACE  
GL5.

DONT NEED ANYMORE  
REPAIR STORES IN THIS A1

NO NEED FOR ONE.

14 ROBINHOOD ST  
4 GLOUCESTER

DEFINITELY NO

ROBINHOOD STREET

NO NEED

NO THANK YOU

2 ROBINHOOD ST

Not Needed

2 Robinhood Street

NON NEEDED.

62 Seeshgate Street

No more.

53, Bristol Rd

Not needed.

70, Bristol Road

NOB needed

106 Summer St

Petition against the planning & building of Superstore on the Bristol Road / Clifton Road

Name

Address

Comments

Local Residence

-

Too Much Traffic  
In ~~Area~~

-

" " "

-

Too much traffic and  
not fair on english trade.  
Loss of English trade -

-



# Petition Against the planning & building of the new Aldi Superstore on the Clifton Road | Bristol Road

Comments =

Too many already

▶ We have enough major superstores! A car park would be more beneficial.

Too many local stores already.

The local stores are what make this a lovely community. The big superstores are wasting money and time. Little shops are the friendliest and best things. Destroying them for big brand names is ~~ridiculous~~ stupid. - Sophie Edwards

Local Butchers, shops and veg shops already closed shame we'll lose more.

Name	Address	Comments
	Bristol Rd/115	Friendly corner shops.
	New Street	Our corner shop lives upto its award of being the friendliest corner shop. Big shops are a waste of time no friendly atmosphere long live our corner shops!
	Glencain Av New Street STROUD ROAD	The best corner shop. Don't kill the corner shop.
	Staney st	Support local shops. I lived in local shops village and coop killed local shops.



Petition against the planning &  
building of the new Aldi Superstore  
on Clifton Road / Bristol Road

Name	Address	Comments
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# Gloucester REVIEW



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Issue 30 · Friday, August 30 2013 Gloucester District's Local Independent Newspaper

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**Vats drunk dry at cider festival**  
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**Joining the jet set at aviation museum**  
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**City hold their own against Telford**  
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## Corner shop fears over plan by store giant

### Family says new supermarket could wipe them off the map

by John Hawkins

A GLOUCESTER corner shop which has been run by four generations of the same family is under threat from supermarket giants Aldi.

The firm has applied to develop a new store adjacent to the Morelands Trading Estate at the junction of Bristol Road and Clifton Road.

Debbie Griffin, 50, who runs award-winning 'Griffins Friendly Corner Shop' in nearby New Street with her brother Darren, fears that if city planners give Aldi the green light it could be the death knell for the 70-year-old business.

"This shop was run by my great-grandad, my grandad, my dad and now us - it's been going for more than seventy years," said Debbie.

"We won an award in 2002 for being the friendliest shop in Gloucestershire. I've started a petition to the council to try to stop this development and a lot of our customers have been very supportive and are backing us.

"If Aldi do open up here it could wipe out our shop and affect other local shops in the area in the same way.

"I was really upset when I heard about

the plan. No-one official told us - I just read about it in the paper.

"It's a bit of a blow when you have given up your whole life to run a local business like ours.

"I was born here and my whole life has been about the shop. Neither Darren nor I have children - we've dedicated ourselves to the business. Our mum Pearl is 86 now but she still helps out from time to time as well.

"It will be so sad if a shop which has been so useful to so many people for so long has to close.

"We also sell local produce which also supports other local businesses. We feel we have quite enough supermarkets in the area as it is."

One of the strongest supporters of the Griffins' campaign is local resident Sophie Shuttlewood, a businesswoman who is launching a new arts and crafts market in the city

this weekend.

"I just don't think it's necessary to develop a supermarket on that site, which is part of Gloucester's rich industrial heritage," she said.

"Why do we have to have something

**TURN to page 3**



**All the fun of the fayre**

THESE children had a great time on the free bouncy castle and slide at last weekend's Cultural Fayre in Barton, where people turned out in their hundreds  
See page 12 for the full story and more pictures



UNDER THREAT: The Griffin family in their corner shop which is threatened by plans for a new Aldi in Gloucester - from left to right, Debbie, mum and Darren



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# Corner shop under threat

**CONTINUED from page 1**

modern like an Aldi store there when there is already the Peel Centre, Burger King and all that sort of thing on the other side of the road.

"I am a local resident. I live in New Street, I shop at the Griffins' and I have signed their petition. I shall also be submitting my own sentiments and objections to the council.

"I have a great fondness for the city and its heritage and culture and I think this development would harm that. Things like this are just swamping Gloucester.

"We should be celebrating the city centre's heritage, its heart and its pulse."

The Griffins have also been backed in their fight by Gloucester MP Richard Graham who has visited the shop and voiced his support for them.

"I would be most concerned about anything that threatened the livelihood of the Griffins or any other local businesses," he said.

"There are quite a lot of other supermarkets in the area as it is."

Mark Owen, chairman of the Gloucester branch of the Fed-

eration of Small Businesses said: "I have lost count of the number of supermarket and express stores in Gloucester. They seem to be springing up all the time. We must be approaching saturation point."

A Gloucester City Council spokeswoman confirmed that they received a planning application from Aldi on July 5th for demolition of the existing building on the site and the

erection of a Class A1 foodstore of 1,680 square metres plus associated access, parking and landscaping.

The spokeswoman said the deadline for anyone who wants to comment or object to the Aldi scheme is September 5th.

"We would hope that it can be discussed by the planning committee in October," she said.



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The Griffin family outside their corner shop in New Street, Gloucester

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## GLOUCESTER CITY COUNCIL

<b>COMMITTEE</b>	:	<b>PLANNING</b>
<b>DATE</b>	:	<b>1<sup>ST</sup> APRIL 2014</b>
<b>ADDRESS/LOCATION</b>	:	<b>LAND SOUTH OF RECTORY LANE</b>
<b>APPLICATION NO. &amp; WARD</b>	:	<b>13/00977/FUL WESTGATE</b>
<b>EXPIRY DATE</b>	:	<b>11<sup>TH</sup> DECEMBER 2013</b>
<b>APPLICANT</b>	:	<b>[REDACTED]</b>
<b>PROPOSAL</b>	:	<b>ERECTION OF A DETACHED THREE BEDROOM DWELLING HOUSE.</b>
<b>REPORT BY</b>	:	<b>CAROLINE TOWNLEY</b>
<b>NO. OF APPENDICES/ OBJECTIONS</b>	:	<b>1. SITE LOCATION PLAN 2. 29 LETTERS OF REPRESENTATION 3. LETTER FROM HEMPSTED RESIDENTS ASSOCIATION DATED 5<sup>TH</sup> NOVEMBER 2013.</b>

### **1.0 SITE DESCRIPTION AND PROPOSAL**

- 1.1 The site is approximately 0.2 hectares in area and located to south of Rectory Lane, to the west of the rear of houses in Chartwell Close and to the east of 'Foxleigh'. To the south is an agricultural field owned by the current Applicant.
- 1.2 The application site forms part of the former farmyard, part of which was developed in the 1970's to provide the houses in Chartwell Close.
- 1.3 The application seeks permission for a new two storey detached three bedroom dwelling. The proposed house would front onto Rectory Lane and would be set back from the frontage to the Lane by between 16 and 19 metres with a substantial garden to the rear. The materials would be facing brickwork and a plain clay tile roof, with all materials to be agreed. The house has been designed with windows in the front and rear elevations and blank side gable walls. The dwelling has been designed to incorporate sustainability measures including the provision of photo-voltaic panels, the opportunity for the inclusion of a wood burning stove, sustainable drainage and measures to reduce water consumption.
- 1.4 Vehicular access to the site would be gained directly from Rectory Lane at the existing access point to the site. The internal driveway leads to two on-site car parking spaces and turning area.

- 1.5 The submitted Great Crested Newt Mitigation Strategy recommends the inclusion of native hedgerow planting, the provision of tussocky grass corridors and the provision of a wildlife pond within the rear garden area. These measures are now included as part of the application.
- 1.6 The application has been referred to Committee by Councillor Pam Tracey for the following reasons:

*“Overshadowing and overbearing impact on neighbouring properties. Would cause loss of privacy and intrusion of neighbouring houses/gardens. Was a designated Landscape Conservation Area which has known biodiversity assets including protected species. This small rural lane already gets congested at peak times and is an entrance to the Severn Way. Plus a building on this site would appear intrusive and out of character with its surroundings.”*

## **2.0 RELEVANT PLANNING HISTORY**

- 2.1 There is no relevant planning history associated with this site.

## **3.0 PLANNING POLICIES**

- 3.1 The statutory development plan for Gloucester remains the 1983 City of Gloucester Local Plan. Regard is also had to the policies contained within the 2002 Revised Deposit Draft Local Plan which was subject to two comprehensive periods of public consultation and adopted by the Council for development control purposes. The National Planning Policy Framework has been published and is also a material consideration.
- 3.2 For the purposes of making decisions, the National Planning Policy Framework sets out that, policies in a Local Plan should not be considered out of date where they were adopted prior to the publication of the National Planning Policy Framework. In these circumstances due weight should be given to relevant policies in existing plans according to their degree of consistency with the National Planning Policy Framework.
- 3.3 The policies within the 1983 and the 2002 Local Plan remain therefore a material consideration where they are consistent with the National Planning Policy Framework.
- 3.4 From the Second Stage Deposit Plan the following policies are relevant:
- ST.7 - Urban Design Principles
  - LCA.1 – Development within Landscape Conservation Areas
  - FRP.1a – Development and Flood Risk
  - FRP6 – Surface water run-off
  - FRP.10 – Noise
  - BE.5 - Community Safety
  - BE.6 – Access for All

BE.1 – Scale, Massing and Height  
BE.21- Safeguarding of Amenity  
BE.23 – Development Affecting the Setting of Listed Buildings  
BE.34 – Presumption in Favour of Preserving Archaeology  
TR.31 – Road safety  
B.7 – Protected Species.

- 3.5 In terms of the emerging local plan, the Council is preparing a Joint Core Strategy with Cheltenham and Tewkesbury Councils and has recently published for consultation a Draft Joint Core Strategy, October 2013. In addition to the Joint Core Strategy, the Council is preparing its local City Plan which is taking forward the policy framework contained within the City Council's Local Development Framework Documents which reached Preferred Options stage in 2006.
- 3.6 On adoption, the Joint Core Strategy and City Plan will provide a revised planning policy framework for the Council. In the interim period, weight can be attached to relevant policies in the emerging plans according to
- The stage of preparation of the emerging plan
  - The extent to which there are unresolved objections to relevant policies; and
  - The degree of consistency of the relevant policies in the emerging plan to the policies in the National Planning Policy Framework.
- 3.7 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – [www.gloucester.gov.uk/planning](http://www.gloucester.gov.uk/planning); Gloucestershire Structure Plan policies – [www.gloucestershire.gov.uk/index.cfm?articleid=2112](http://www.gloucestershire.gov.uk/index.cfm?articleid=2112) and Department of Community and Local Government planning policies - [www.communities.gov.uk/planningandbuilding/planning/](http://www.communities.gov.uk/planningandbuilding/planning/).

#### **4.0 CONSULTATIONS**

- 4.1 **Gloucestershire County Council (Highways)** – The forward visibility from the site is considered to be acceptable and no highway objection is raised.
- 4.2 **Severn Trent Water** - Raises no objection subject to the inclusion of a condition requiring the submission, approval and implementation of drainage plans for the disposal of surface water and foul sewage and a note regarding the presence of a public sewer and pumping station.
- 4.3 **Planning Policy Officer** – The site is identified as Landscape Conservation Area in the Second Deposit City of Gloucester Local Plan (2002).

The site was submitted to and assessed as part of the Gloucester Strategic Housing Land Availability Assessment (SHLAA) Review of Sites 2012. The site is identified within the document as SUB55 and is deemed suitable, available and achievable of delivering 4 dwellings. The joint JCS methodology for the 2013 Sites Assessment panel removed those sites considered unavailable to deliver 5 or more dwellings and such sites will now be



accounted for in trajectory work as windfalls over the plan period. The site was therefore not considered by the 2013 Gloucester Site Assessment Panel.

Given that the application is only for one dwelling and the site was previously considered suitable for the delivery of 4 dwellings by the 2012 SHLAA work there is no policy objection raised to the current proposal.

- 4.4 **City Archaeologist** – The proposed development is located on the edge of the village of Hempsted which dates back to the late Saxon period. It is therefore located within or adjacent to an area of Saxon and medieval settlement. Roman period pottery and glasswork have also been recovered c.70m to the north of the site, suggesting some potential for archaeological remains from that period to be present. The City Archaeologist has therefore raised concerns that the site has the potential to contain below-ground archaeological remains of Roman, Saxon or medieval date.

In view of the archaeological sensitivity of the site the City Archaeologist has recommended that a programme of archaeological mitigation should be undertaken so as to record any archaeological remains and finds which may be adversely affected by the proposed development. A condition is recommended to facilitate this.

- 4.5 **Environmental Protection Officer** - Does not recommend imposing any condition in relation to potential odour from the existing Severn Trent pumping station. However, it is recommended that a condition be imposed to prevent noise associated from the mechanical elements of the pumping station affecting the occupants within the proposed development.

- 4.6 **Hempsted Residents Association** – Object to the application. Have consulted with local residents and the overwhelming response is that residents are not in favour of the build. The letter cites a number of reasons for objecting including:

- The field is essential in maintaining the special green, rural village character and identity of Hempsted in both visual and community terms;
- The field is critically important to the setting of Hempsted Conservation Area and development would link with the Conservation Area;
- The field forms part of the open countryside; to build would be a loss of tranquillity;
- To protect an important habitat for wildlife. This site provides a natural shelter and safe haven for many species of animals and birds from the otherwise open and exposed natural landscape around it;
- To protect long distance views from the rear of properties in Chartwell Close across the escarpment to the West and the Forest of Dean;
- The need to retain green infrastructure in the Hempsted Area following the huge amount of housing and other development that has taken place in the area; and
- Joint Core Strategy Landscape Character, Assessment and Sensitivity Analysis which shows the site in area G39 and designated as a Medium to High Landscape Character Area meaning that “Key characteristics of

landscape are vulnerable to change and/or have high value as a landscape resource”.

- Gloucester Council SHLAA process is not in accordance with Government guidance.

The representation also suggests policies for the long term protection of the open land forming the urban fringe of Gloucester and suggests that the Neighbourhood Plan process should be complete before any planning applications be determined so that the community can be properly engaged with and consulted under the NPPF guidelines.

A full copy of this representation is attached as an appendix.

## **5.0 PUBLICITY AND REPRESENTATIONS**

5.1 The application has been publicised through the display of a site notice. In addition 23 properties have been notified in writing. Neighbours were re-consulted on the receipt of the amended Ecological report.

5.2 As a result of this publicity 29 letters of representation have been received. The main issues raised can be summarised as:

### General

- The application seems to imply that it is associated with Church Farm. This plot has not been associated with Church Farm for the past 27 years.
- Back of property has a supporting/retaining wall. Need access to the strip of land for maintenance. Concern about impact on stability of retaining walls.
- Concerns regarding drainage of surface water as the site is regularly waterlogged. Historic problem with drainage in the village which has lead to overflowing drains.
- Existing problem with the existing capacity of local drains/sewage system. Manhole in Rectory Lane frequently overflows causing raw sewage to flow down the Lane. More housing will place further strain on the system. System should be upgraded before further building works take place – further blockages and leakages will have public health risks.
- Garden wall drains directly into the application site and do not want the development to affect our drainage.
- Erection of a property in this location does not serve any fit purpose for the village.
- Loss of views of Windmill Hill to the south west from the village conservation area. Those walking the Severn Way public footpath also share the same view. The proposed building would remove this view from the Conservation Area.
- A building would be visible from the west and would clutter the skyline looking from the west.
- Consider pertinent street scene to be looking down Rectory Lane from Severn Way sign. Proposed house, tangential to the Village Conservation Area, would be unduly dominant, not sympathetic, to the nearest house in

Chartwell Close and Church Farm. Because of the various different ways these houses face the net result would be a clutter in a location that needs to be protected.

- Query whether building regulations would allow a building here on sloping land which has been made flat by depositing rubble. Question whether it would necessitate piles.
- Site is outside the boundary of the Village envelope.
- All construction and domestic traffic would have to pass between the two listed buildings (Church Farm and Hempsted House).
- Gas line buried in the bank would need to be protected.
- Site has been used for at least the past 27 years by dog walkers and ramblers. This has been prevented in recent times by excess vegetation. Has been a pathway from back gates of nos. 6 and 7 Chartwell Close to allow access to the fields with the owners verbal permission.
- Appear to be a number of errors in the supporting documents.
- Wall outside Hempsted House (listed building) is protected and leans and would be vulnerable to constant heavy traffic during construction period. Bank on Church Ram side continues to be eroded in particular by HGVs.
- Previously advised that the site would never be granted planning permission due to its position.
- Value of neighbouring houses will be dramatically reduced if permission is granted.
- Layout and siting is inappropriate and unsympathetic to the appearance and character of the local environment.
- Should planning permission be looked upon favourable suggest a bungalow with conditions of no further dwellings on the proposed development and no vehicular access past the dwelling to reduce impact on wildlife and loss of privacy.
- Any development would ruin this AONB.
- Village is bursting at the seams.
- Question land ownership of verge.
- Application designed to provide access to much more substantial development in the future. Once access road has been built it would provide access to the field behind which would hugely impact on the village.
- Essential to retain the remaining undeveloped countryside given large amount of development.
- Out of character.
- Disagree with Landscape Officer's comments.
- Rubbish bins for Hempsted House, The Rectory and Foxleigh are all collected at the top of Rectory Lane.
- Will adversely impact on Conservation Area and adjacent listed buildings.
- Ancient Roman objects could be on the land.
- Question whether there is any covenant on the land restricting it to agricultural use.

#### Ecology

- Land is a well known habitat of the Great Crested Newt, a protected wildlife species.

- Evidence of Great Crested Newts in neighbouring garden ponds.
- The survey was undertaken in December when the Newts would be hibernating.
- There are nesting birds, hedgehogs, rabbits and many other species on this Greenfield site adding to the biodiversity.
- There are at least three ponds containing Great Crested Newts within 150 metres of the development. The proposed mitigation strategy does not take into consideration those in the pond at Church Farm.

#### Landscape

- Object to proposal to plant silver birch trees close to retaining wall as the root system will destabilise the retaining wall and may eventually undermine our house.
- Trees would take light from our garden and windows and shed leaves and twigs. Trees would be overshadowing and overbearing.
- Proposed development falls into area G39 of the Joint Core Strategy Landscape Character Assessment and Sensitivity Analysis and is designated as a Medium to High Landscape Character Area – “Key characteristics of landscape are vulnerable to change and / or have high value as landscape resource”.

#### Amenity

- Would be forced to look out onto a brick wall blocking, darkening and shadowing us. This would be a great impact on our well-being and right to natural sunlight.
- Position of house appears to be at the narrowest part of the site with little or no consideration to existing properties.
- Layout will result in vehicles driving very near to the retaining garden wall – concerned will cause erosion and weakening of the wall plus vehicle noise disturbance.
- Obstruction of view.
- Proposed development by reason of its mass, bulk, height and proximity would have an unacceptably adverse impact on the amenities of the properties and neighbours immediately adjacent to the site resulting in overlooking, intrusion and loss of privacy also visually by being overbearing.
- Siting of building will result in severe overlooking of garden in serious invasion of our privacy.
- Development would have dominating impact and our right to the quiet enjoyment of our property.

#### Highway/Access

- St Swithuns Road which is the access to Rectory Lane is a dead end road leading to a school and church. Proposal will worsen existing congestion and parking problems.
- Rectory Lane is very narrow. Do not see how Highways can deem it ok for another building unless the existing double yellow lines can be enforced – parents often have trouble at school start/finish times.



- Have difficulty coming to and from property during school drop-off/pick up times and additional traffic will pose an additional safety hazard.
- Road is inadequate for heavy goods traffic and domestic traffic. Surface is already suffering. Damage could be from refuse carts which continue to erode the bank. The vehicles have to reverse along the road as there are no turning facilities. No other vehicles can pass when they are in the lane. Additional construction traffic will exacerbate this situation.
- No street lighting in the lane.
- Two car parking spaces could result in vehicles overhanging or parking in Rectory Lane resulting in congestion.
- Parking and traffic congestion is already bad during school start/finish times and when there is a large gathering in the church/church hall with cars parking on double yellow lines blocking access/egress for emergency vehicles. Would also greatly reduce visibility of exit route for the proposed dwelling house and become a danger to pedestrians.
- Question visibility and accuracy of submitted plans. Visibility to the west is 25 metres not 80 metres. At the Vicarage gateway the road is 3 metres wide reducing to 2.5 metres up to and beyond the telegraph pole not 5 metres.
- Insufficient space for vehicles and pedestrians to pass safely.
- No pavements.
- Use of lane would create a real and serious danger to users of the Severn Way with potentially fatal consequences if emergency vehicle could not gain access.
- Rectory Lane frequently used by large agricultural vehicles.

Chartwell Close Residents Association – Object for the following reasons:

- Important habitat for wildlife.
- To protect long distant views from the south and west back towards Hempsted and from the Severn Way National Trail.
- To protect important long distance views from the rear of properties in Chartwell Close
- Need to retain undeveloped countryside in Hempsted area.
- Road safety.
- Field is essential in maintaining the special green, rural village character and identity of Hempsted in both visual and community terms.

5.3 The full content of all correspondence on this application can be inspected at Herbert Warehouse, The Docks, Gloucester, prior to the Committee meeting.

**6.0 OFFICER OPINION**

6.1 The main issues for consideration with the application relate to the siting and design of the building, impact on the neighbours, access, and the implications of the development on protected species, landscape conservation area, future development, and issues surrounding the SHLAA process.

### Siting and Design of the Building

- 6.2 The proposed dwelling would be sited on a plot between two existing dwellings. The adjacent houses in Chartwell Close are elevated above the application site with the property to the west, Foxleigh, sited at a lower level down the slope of the hillside.
- 6.3 The proposed dwelling would be two storeys in height and of a relatively traditional design. It is considered that its visual impact, depending on the finished site levels will be relatively minimal. Views into the site from Rectory Lane are currently very limited at ground level because of the existing hedgerow, scrub, vegetation and trees. Longer distance views from the Hempsted Bypass and the Severn Way, (running along the edge of the River Severn) are also limited due to the prominence of existing properties in Chartwell Close. The site is also softened by the existing hedgerow and trees on the surrounding farmland from the longer distance views.
- 6.4 The only relatively clear views into the site and towards the proposed dwelling would be from the adjacent houses and gardens in Chartwell Close and The Rectory. However, the proposed dwelling would be located at a lower level than these existing properties and the views are already softened by the existing vegetation. Additional planting within the site could further screen the views of the proposed new dwelling.
- 6.5 The site would also be screened from Foxleigh to the west by existing vegetation.
- 6.6 The site is located just outside of the Hempsted Conservation Area and it is considered that it would have minimal impact on the character or setting of the Conservation Area, the character of the area or on local landmark buildings.

### Residential Amenity

- 6.7 The proposed house would be located between the rear of existing properties in Chartwell Close and Foxleigh. It is recognised that the relationship between the application site and existing properties is sensitive.
- 6.8 The proposed new house would be two storeys in height with windows located in the front and rear elevations. There are no windows proposed in either of the side elevations. The side elevation of the proposed new house would be sited to the west of properties in Chartwell Close, and at its closest point, approximately 19 metres from the rear elevation of No. 5 Chartwell Close. The level of the application site is below that of the properties in Chartwell Close with the eaves level of the proposed new dwelling being approximately 2 metres lower than the closest property in Chartwell Close and the ridge approximately 500mm lower.
- 6.9 The existing properties in Chartwell Close currently enjoy an open aspect with views over agricultural land and it is acknowledged that the proposed development will alter this outlook. However, the right to a view and potential impact on the value of properties are not material planning considerations. Overall given the siting, fenestration and orientation of the proposed house it

is considered that the relationship between the existing and proposed dwellings would be acceptable and that there will not be unacceptable overlooking or overbearing impacts. Whilst it is accepted that there will be an impact on the neighbouring properties, on balance I consider that this impact is not sufficient enough to justify a refusal of planning permission.

#### Access and Highway Issues

- 6.10 The application site is located off a narrow lane which to the west of the site only serves one other dwelling, a sewage pumping station and agricultural land. The submitted plan shows that Rectory Lane is 3 metres wide by the Vicarage gateway and 2.5 metres up to and beyond the telegraph pole.
- 6.11 The Highway Authority has confirmed that the vehicular visibility demonstrated on the submitted plan is over highway and that this is acceptable. Notwithstanding this, the Highway Authority has indicated that based on the width of the road the likely speed of traffic is 20 mph and the forward visibility of 25 metres referred to in one of the representations is considered more than sufficient for vehicles travelling at this speed to see a hazard and stop. The Highway Authority has also commented that the extent of the highway boundary was considered prior to responding.
- 6.12 On this basis no highway objection has been raised.

#### Ecology

- 6.13 An Ecological Assessment was submitted in support of the planning application. On receipt of information from neighbours about the presence of Great Crested Newts in neighbouring ponds a revised assessment was produced. On the basis that the ponds identified as containing Great Crested Newts (GCN) are located within 500 metres of the site a mitigation strategy has been recommended for their protection.
- 6.14 The revised Assessment recognises that the ideal time to undertake a survey of the ponds would be mid March to Mid June and has accepted that the information from neighbours should be taken as conclusive evidence that the protected species is present in the immediate area and has the potential to use the site. The report states that although the site now contains rough tussocky grassland covered predominantly in brambles this was not always the case and as such the site did not until recently have the habitats which would provide terrestrial habitat for GCN. As there are no ponds on the site itself the only provision the site can provide is not as a breeding site for GCN, but as terrestrial habitats due to the presence of rough tussocky grass and areas of scrub which could provide cover for the GCN.
- 6.15 Great Crested Newts are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the Conservation Regulations 2010. If on the basis of the proposed development it is likely to result in an offence (e.g. killing, breeding site destruction etc), then a licence must be applied for.

- 6.16 The amended report acknowledges that the development will result in the loss of a small amount of predominantly sub optimal GCN habitat. A precautionary mitigation strategy has been developed to ensure that no harm is caused to any GCN and to ensure that sufficient enhanced terrestrial habitat remains to compensate for any loss of habitat. The mitigation strategy includes the provision of temporary amphibian exclusion fencing, the provision of a new wildlife pond, native hedgerows, rough grassland, a 5 metre wide ungrazed field margin and the provision of two hibernaculum.
- 6.17 The revised Ecological Assessment together with the newt mitigation strategy is considered acceptable.

#### Landscaping / Landscape Conservation Area

- 6.18 The Second Deposit City of Gloucester Local Plan identifies the site as being within the Landscape Conservation Area and policy LCA.1 (Development within Landscape Conservation Areas) states:

*“Development will not be permitted that would detract from the particular landscape qualities and character of Landscape Conservation Areas unless there are exceptional circumstances. Open air recreational uses and small-scale development required to support them, agricultural development and renewable energy proposals may be acceptable provided they are sensitively located, designed and landscaped.”*

- 6.19 The site also falls into area G39 (West Hempsted Scarp) of the Joint Core Strategy Landscape Character Assessment and Sensitivity Analysis and is designated as a Medium to High Landscape Character Area – “Key characteristics of landscape are vulnerable to change and / or have high value as landscape resource”.
- 6.20 Views into the site from Rectory Lane are currently very limited at ground level because of the existing hedgerow, scrub, vegetation and trees. Longer distance views from the Hempsted Bypass and the Severn Way, (running along the edge of the River Severn) are also limited due to the prominence of existing properties in Chartwell Close. The site is also softened by the existing hedgerow and trees on the surrounding farmland from the longer distance views. The sites position is well screened from the flood plain and is bound to the east and west by existing residential properties. The site is screened from the flood plain and River Severn to the south west.
- 6.21 The reasons for the designation of the Scarp in the both the 2002 policy and JCS Landscape Character Assessment and Sensitivity analysis was that it plays a key role in “*containing the urban east from rural west*”. The application site is located on what is essentially an in-fill plot between the bungalow to the west at Foxleigh and the rear of houses in Chartwell Close and its development will not result in building on the open land to the west of Hempsted. It is considered that the visual impact of the proposed dwelling will be relatively minimal.



- 6.22 On this basis it is not considered that the proposal would detract from the particular landscape qualities or of the character of the Landscape Conservation Area.

#### Impact on the Conservation Area and Listed Buildings

- 6.23 The site is located adjacent to the Conservation Area boundary to the north of Rectory Lane and in close proximity to a number of listed buildings. The application includes an assessment of the impact of the development on the setting of both the Conservation Area and the Listed Buildings. The Conservation Officer is satisfied that subject to the use of appropriate materials and boundary treatment the proposed development would not have an adverse impact on either the setting of the adjacent Conservation Area or Listed Buildings.

#### Concerns Regarding Future Development

- 6.24 A number of neighbours have made representations raising concerns that the current application being used to establish the access to a more substantial development on either the current application site and/or the field behind. However, this application needs to be considered on its individual merits and any future applications would need to be assessed on their particular merits.

#### SHLAA

- 6.25 Suggested that the SHLAA process undertaken by the City Council is not in accordance with Government Guidance.
- 6.26 'The 2012 Strategic Housing Land Availability Assessment (published Jan 2013) was a technical exercise that was required to be undertaken in order to provide an evidence base to inform plan making. The process itself did not identify sites to be allocated – that is the role of the City Plan – it solely considered the 'suitability', 'availability' and 'achievability' of sites for residential development, plus a potential site capacity, based on the evidence base available at the time of the study. Given the technical nature of the study the methodology did not include community involvement.
- 6.27 Changes to emerging national planning policy guidance contained in online National Planning Policy Guidance now require such studies to consider sites for both their housing and employment suitability. Accordingly the methodology for the renamed 'Sites Assessment Panel' was amended for the 2013 study and agreed jointly across the three JCS planning authorities. The revised methodology makes the following statement with regard to community involvement,
- 6.28 'Community involvement' includes any 'call for sites' carried out by a local authority as well as public consultation carried out as part of development plan preparation (for example the Gloucester City Plan sites consultation). Sites emerging from Neighbourhood Plan work will be incorporated into the 2014 assessment.'
- 6.29 In the spirit of the revised methodology, and given the submission of an application to the local planning authority for the designation of a

Neighbourhood Area and a Neighbourhood Forum for Hempsted at the time of holding the Sites Assessment Panel, at the request of the local community a statement was read out on behalf of Hempsted residents at the start of the panel session and all e-mails submitted by residents were made available to those present. In addition all representations made to the City Plan consultation held in the summer of 2013 were also made available to the Panel meeting.

- 6.30 The conclusion of the Site Assessment panel found that as the site could not yield 5 or more dwellings that it should be removed from the study. Only those sites yielding 5 or more dwellings are considered by the study, smaller sites are considered to be windfalls
- 6.31 It is the role of the City Plan to allocate sites for housing development in the City, however members will appreciate that the development plan process is lengthy and that a Pre-submission Local Plan for the City cannot be published until a Pre-Submission version of the Joint Core Strategy has been published. The current JCS timetable is for a pre-submission document to be put before Council's in April 2014.
- 6.32 Meanwhile, the local planning authority is obliged by DCLG to consider any planning applications that may be submitted for residential development in the Hempsted area in a timely manner in accordance with national planning policy.'

#### Human Rights

- 6.33 In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any affected properties. In particular, regard has been had to Article 8 of the ECHR (Right to respect for private and family life, home and correspondence) and the requirement to ensure that any interference with the right in this Article is both in accordance with the law and proportionate. A balance needs to be drawn between the right to develop land in accordance with planning permission and the rights under Article 8 of adjacent occupiers. On assessing the issues raised by the application no particular matters, other than those referred to in this report, warrant any different action to that recommended.

## **7.0 CONCLUSION**

- 7.1 It is considered that overall the design and layout of the proposed single dwelling is acceptable. It is recognised that any development on this site will have a degree of impact on existing properties, particularly those in Chartwell Close who back onto the application site. However, overall given the siting, orientation and fenestration of the proposed dwelling, I consider that the relationship with the existing houses is satisfactory.
- 7.3 The Highway Authority is satisfied that the vehicular visibility is acceptable and there are no issues relating to the capacity of the local highway network and highway safety to justify a refusal of planning permission. On this basis

the County Council has raised no highway objection to the application subject to conditions.

- 7.4 The application site is located between existing development and it is not considered that its development would be detrimental to the existing and emerging Landscape policies or on setting of the adjacent Conservation Area or Listed Buildings.
- 7.5 The revised Ecological Report acknowledges the presence of Great Crested Newts in neighbouring ponds and provides mitigation measures to ensure their protection and provide an enhanced habitat to the satisfaction of the Local Planning Authority
- 7.6 In conclusion subject to appropriate conditions it is considered that the proposed use of the site for residential development makes the best use of available land in accordance with advice in the NPPF and local plan policies.

## **8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER**

That planning permission is granted subject to the following conditions:

### Condition 1

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

### Reason

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### Condition 2

The development hereby permitted shall be carried out in accordance with the approved drawing nos. T117i and MS3229, received by the local planning authority on 19<sup>th</sup> September 2014, T117iii and Site Location Plan Rev A, received by the Local Planning Authority on 15<sup>th</sup> October 2014 and T117ii received by the Local Planning Authority on 20<sup>th</sup> February 2014 and any other conditions attached to this permission.

### Reason

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within Second Deposit City of Gloucester Local Plan (2002).

## **BEFORE COMMENCEMENT OF CONSTRUCTION**

### Condition 3

Development shall not take place until details or samples of materials to be used externally have been submitted to and approved in writing by the local

planning authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure that the materials harmonise with the surroundings in accordance with policy BE.20 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 4

Notwithstanding the details submitted development not shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before in accordance with a timetable to be agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

Reason

In the interests of visual amenity and to ensure dwellings have satisfactory privacy in accordance with policies BE.21 and BE.4 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 5

Notwithstanding the details submitted development shall not commence on site or machinery or materials brought onto the site for the purpose of development until a landscape scheme has been submitted to and approved in writing by the local planning authority. The submitted design shall include scaled drawings and a written specification clearly describing the species, sizes, densities and planting numbers. Drawings must include accurate details of all existing trees and hedgerows with their location, species, size, condition, any proposed tree surgery and an indication of which are to be retained and which are to be removed.

Reason

To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment in accordance with policy BE.12 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 6

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;



vii. measures to control the emission of dust and dirt during construction

Reason

To reduce the potential impact on the public highway in accordance with Policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 7

Construction work shall not commence until a scheme of works for protecting the dwelling unit against ambient noise has been submitted to and approved by the Local Planning Authority. The scheme of works should ensure compliance with the 'good standards' for bedroom and living accommodation as specified in BS 8233:1999". Development shall be carried out in accordance with the approved details.

Reason

To protect the residential amenities of the future occupiers of the property from in accordance with policy BE.21 of the Second deposit City of Gloucester Local Plan (2002).

Condition 8

Unless otherwise agreed in writing by the Local Planning Authority no development including demolition and/or site clearance shall commence on site, or materials or machinery brought to the site for the purposes of development until the recommendations of the 'Great Crested Newt Mitigation Strategy for Land at Hempsted' (reference Snall1\Mitigation.do prepared by Ros Wilder, Wilder Ecology dated 16<sup>th</sup> December 2013) have been fully implemented. The protection measures shall be maintained in good condition in situ on site until the completion of all works and the removal of materials and machinery at the end of development, at which time they must be removed from site and any disturbance made good.

Reason

To ensure that the nature conservation interest of the site is protected in accordance with policy B.7 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 9

No development or below ground demolition works shall take place within the proposed development site until the applicants, or their successors in title, has secured the implementation of a programme of historic environment work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme will provide for archaeological monitoring and recording (a 'watching brief') during ground works related to the development proposal, with the provision for appropriate archiving and public dissemination of the findings.

Reason

The proposed development site has potential to include significant elements of the historic environment. If present and revealed by development works, the Council requires that these elements will be recorded during development

and their record made publically available. This accords with paragraph 141 of the National Planning Policy Framework.

Condition 10

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason

To ensure that the development is provided with a satisfactory means of drainage to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with policy FRP.6 of the Second Deposit City of Gloucester Local Plan (2002).

**WORKS PRIOR TO OCCUPATION**

Condition 11

Prior to the occupation of the development hereby permitted, the vehicular access shall be laid out and constructed in accordance with the submitted plan drawing no. T1117/iii with any gates situated at least 5.0 metres back from the carriageway edge of the public road and hung so as not to open outwards towards the public highway and with the area of driveway within at least 5.0 metres of the carriageway edge of the public road surfaced in bound material, and shall be maintained as such for the duration of the development.

Reason

To reduce potential highway impact by ensuring the access is suitably laid out and constructed.

Condition 12

The building hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan drawing no. T1117/iii and those facilities shall be retained available for that purpose for the duration of the development.

Reason

To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site.

**WORKS CONCURRENT WITH DEVELOPMENT**

Condition 13

The landscaping scheme approved under condition 5 above shall be carried out concurrently with the development hereby permitted and shall be completed no later than the first planting season following the completion of the development. The planting shall be maintained for a period of 5 years. During this time any trees, shrubs or other plants which are removed, die, or are seriously retarded shall be replaced during the next planting season with

others of similar size and species unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year maintenance period.

Reason

To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment in accordance with policies BE4 and BE.12 of the Second Deposit City of Gloucester Local Plan (2002).

**GENERAL**

Condition 14

Development shall be carried out in accordance with the proposed site levels and the slab levels of the dwelling as detailed on the approved plan (drawing no. T117/ii Rev B received by the Local Planning Authority on 24<sup>th</sup> February 2014).

Reason

In order to define the permission and ensure that the development is of a scale and height appropriate to the site in accordance with policy BE.1 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 15

During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 8.00 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

Reason

To protect the amenity of local residents in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 16

No materials or substances shall be burnt within the application site during the construction phase.

Reason

To safeguard residential amenity and prevent pollution in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 17

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows shall be constructed in the side elevations of the dwelling.

Reason

In order to protect the residential amenity of adjacent properties in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

## Notes

1. Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building. Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposals located over or within 3 metres of a public sewer. In many cases under the provisions of Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulation approval. There is a pumping station close to the planning application site. Furthermore, any new development must not restrict our access to the sewerage pumping station. Please note, due to the close proximity of the proposed new development the occupant may experience noise/smell pollution.

2. Wildlife and Countryside Act 1981 (as amended) - Birds

All birds, their nests and eggs are protected by law and it is thus an offence to:

Intentionally kill, injure or take any wild bird

Intentionally take damage or destroy the nest of any wild bird whilst it is in use or being built

Intentionally take or destroy the egg of any wild bird

Intentionally (or recklessly in England and Wales) disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird. The maximum penalty that can be imposed - in respect of a single bird, nest or egg - is a fine of up to £5,000, six months imprisonment or both.

The applicant is therefore reminded that it is an offence under the Wildlife and Countryside Act 1981 (as amended) to remove or work on any hedge, tree or building where that work involves the taking, damaging or destruction of any nest of any wild bird while the nest is in use or being built, (usually between late February and late August or late September in the case of swifts, swallows or house martins). If a nest is discovered while work is being undertaken, all work must stop and advice sought from English Nature and the Local Planning Authority.

3. An informative regarding the protection of Great Crested Newts

4. In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.



Decision: .....

Notes: .....

.....

.....

Person to contact: Caroline Townley  
(Tel: 396780.)

13/00977/FUL

Land South Of  
Rectory Lane  
Gloucester

Planning Committee 01.04.2014



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In connection to planning ref 13/00977/ful. I object to this application for a 3 bed detached house , any development would ruin this AONB .

  
11 ST SWITHUNS ROAD,  
HEMPSTED

thank you for sending me planning details.  
I disapprove of the build of a single property as I consider it will not fit  
in the surrounding area, which I consider to be an area of natural beauty.





FAO Caroline Townley

Church Farm  
Rectory Lane/St Swithuns Road  
Hempsted  
GL2 5LW/GL2 5LH

Comments on the planning application Ref 13/00977/FUL as at 31  
October 2013

I wish to make the following additional comments on this application, following those made earlier (regarding the association of the application with Church Farm,) which remain valid.

My Comments are as follows:-

1) the site is outside the boundary of the Village envelope ( Defined in the Hempsted Brief) which I assume still has some merit despite recent changes made by Government policy changes. All my historic documents show this boundary together with the Conservation area boundary. If so then I believe that the application should be refused on this alone.

2) The access to the site Via Rectory Lane , a lane adopted but very poorly constructed and not well maintained, would mean that all Construction and domestic traffic would have to pass between the two listed buildings namely Church Farm and Hempsted House and the road is clearly inadequate for carrying heavy goods traffic as well as domestic traffic. It was resurfaced only a few years ago but is already suffering from the heavy traffic as can be seen by the break up of the tarmac surface. This damage could well be from the movement of the refuse carts which continue to erode away the bank outside this property and plain to see. All these vehicles have to reverse along this road as there is insufficient room to turn in the lane and indeed no other vehicle can pass when they are present in the lane. Allowing more construction traffic will exacerbate this situation. The road local to the proposed entrance is probably only 3 metres wide and this is only about one third the length of the lane.

Recently we were woken , after midnight by a 6 axle articulated vehicle stuck in Rectory lane. It had presumably taken a wrong turning off the Bypass. The Foreign driver (non british no plate) failed to reverse the vehicle to enable it to turn despite crossing the grassed area alongside this

house and coming within 2 feet of the walls of Church Farm, and had to reverse the vehicle back along St Swithuns Road.

The wall outside Hempsted House (listed building) is a protected one but leans at an unhealthy angle and would be vulnerable to constant heavy traffic in the construction period (see later comments re possible development possibilities)

Parents of the children attending the local school park in this lane at the start and finish of the school day and in so doing regularly block the lane; despite the fact that there are double yellow lines on both sides of the lane. Visits by PCSO are effective only on the days they are present (ie very few). A school Traffic plan was talked about but has yet to be realised and an increase in numbers will only add to the problem. (The School is already oversubscribed)

3) The bank on the Church Farm side of the lane continues to be eroded in particular the by heavy goods vehicles. This partly due the width of the lane and the vehicles attempting to pass on the slightly wider part of the lane. The wider section of the lane narrows after the Rectory where it is little more than 2-3 metres wide. Some wide agricultural vehicles also have had an impact such that a manhole cover for the STW meter box was recently moved bodily from its position outside the pumping station (note still not fixed although reported).

4) Residents of Foxleigh and the Rectory repeatedly have problems with the parked vehicles, parked on the double yellow lines. Attempts to get parents to move these cars to give a path through are often met with verbal abuse, or worse.

5) The supporting documentation indicates that the site is suitable for up to 4 houses. The current lane setup is totally unsatisfactory for this and would lead to even more disputes with parents. The increase in construction traffic would exacerbate the problem even more in the shorter term.

6) I have much sympathy for the residents of Chartwell Close whose properties back on to this site- any new building are likely to obstruct their views over the fields and hills of the Forest of Dean etc. The effects of the proposed new dwelling(s) can be visualised from the lower of the two fields to the west.

7) There appear to be a number of errors in the support documents

a) I am unaware of any Doctor or Vet facilities as close as 0.4 miles, the nearest being at Quedgeley.

b) Access to Beaufort School is I understand not currently available to Hempsted pupils.

c) The site frontage of 45 m, this may actually cover the full length but in practice only a much shorter length of say 5 m is useable, bearing in mind the location of the STW Pumping Station, which is critical to the village. To create a wider access more infill would be required to boost the entrance as proposed. ( whenever there is a problem with the sewage system in the upper part of Hempsted it seems necessary to use large tankers which have to load at this pumping station, again heavy wheel loads on the lane up to this point)

8) The site involved has been used for the past 27 years, at least by dog walkers and ramblers alike, to go through this site to the fields beyond. This was prevented in recent times by the excess vegetation that has been allowed to grow. Little other use has been made of the site except for the loading of cattle from the adjacent field.

The current owners, or their relatives, have owned the land all the time since I purchased Church Farm in 1986.

Whilst a survey was apparently carried out in December and no Newts found, hardly surprising at that time of the year, (google search says unlikely to be seen at this time), my wife found a great crested newt in our garden near our pond as recently as September of this year which is very close to the site. The pond is close to the perimeter of No 2 Chartwell Close.

9) I understand that earth spoil was deposited on this site at some time in the past and depending upon the depth of this spoil any foundation would be less secure. I would think that any major activity allowed on this site would create a risk to the retaining walls to the properties of Chartwell Close which form the part of the perimeter of the site. I have recently learnt that the rubble and spoil from the demolition of the old building ex Church Farm, were spread on the area and as a result changed the profile of this site. Special measures would be required to construct in this area. Aerial Photograph available of the site in 1968.

10) There is currently no street lighting in this lane

11) There is a gas line buried in the bank local to the proposed site entrance which would need to be protected

12) there appears to be a problem with the capacity of the existing drains/sewage system, reflected in problems elsewhere in the village.

After periods of heavy rain the manhole cover opposite the pumping station lifts allowing water to discharge down this lane. The cover is currently in the slightly raised position as a result of heavy rainfall. The deficiencies of this system should be addressed before any further development can take place.

13) Should you, after all the objections, recommend outline approval, I would suggest that the approval is for only one bungalow, so as to reduce the impact on the Chartwell Close properties that back on to the site.

However, whilst you may be unable to take account of this, my suspicion is that this application is intended to 'test the water' prior to making a different application which would ultimately seek access into the 'strawberry field' for future development. I would hope that in the circumstance of you giving approval conditions are applied to prevent this.





Hello

Comments have been submitted regarding proposal [Erection of a detached 3 bedroom dwelling house. at Land South Of Rectory Lane Gloucester](#). The following objection was made today by [REDACTED]

*While not an immediately adjacent neighbour we have the following concerns: 1. Traffic and vehicular access within St Swithuns Lane and Rectory Lane is already a major problem for all residents in Hempsted Village and the addition of further housing can only exacerbate this. 2. This may be a "tactical" planning application for a property that "may" never be built or if built, to provide a platform to build a case to change land-use further and allow more development on this strip of land and/or the field(s) adjacent/leading from it. This is greenfield land and the proposed development is not sympathetic to the neighbouring properties; the environment or the village.*

Caroline Townley  
Planning, Development and Control  
Herbert Warehouse  
The Docks, Gloucester  
GL1 2EQ

29<sup>th</sup> October 2013

**Objection to Planning Application 13/00977/FUL . 3 Bed House Rectory Lane Hempsted.**

Dear Caroline,

With Reference to the above I should like to object on the following grounds:

- 1) The view from the end of St Swithuns Rd/top of Rectory Lane, looking over the gateway which will form the entrance to the proposed building, affords views of Windmill Hill to the SW from within the village conservation area and gives a great sense of place. Those walking the Severn Way, a National Path, at this point, also share the same view. A building here would remove this view from the Village Conservation Area.
- 2) A building on this site would, I think, be visible from the West and would clutter the skyline looking from the West. At present, looking from the extensive "Landscape Conservation Area" to the west affords a virtual complete green escarpment aspect to Gloucester City's west side and when approaching the City from the West (A48/A40). This, I consider should be kept at all costs.
- 3) I query, not assert, if building regulations would allow a building here on land which was sloping and has only been made flat by depositing rubble for a distance on top. Would this necessitate piles?
- 4) The approach down Rectory Lane is very narrow (at present it only serves a pumping station and two other dwellings). I do not see how Highways can deem it ok for another building *unless* the existing double yellow can be enforced. At present they are not. Present users often have great trouble at school start/finish times.
- 5) I consider the pertinent Street Scene to be looking down Rectory Lane from the Severn Way sign post. The proposed house, tangential to the Village Conservation Area, would be unduly dominant - certainly not sympathetic - to the nearest house in Chartwell Close and also to Church Farm - Listed. Because of the various different ways these houses face the net result would be a clutter in precisely the sort of location which needs to be "protected".

Thank You



Hello

Comments have been submitted regarding proposal [Erection of a detached 3 bedroom dwelling house, at Land South Of Rectory Lane Gloucester](#). The following objection was made today by [REDACTED].

[REDACTED] 5 Chartwell Close Hempsted Gloucester GL2 5XA 18th February 2014  
FAO Caroline Townley Development Control Gloucester City Council Herbert Warehouse The Docks Gloucester GL1 2EQ  
Dear Ms Townley Your Reference 13/0977/FUL  
Location Land South of Rectory Lane Gloucester Proposal Erection of a detached 3 bedroom dwelling house  
Further to your letter of 11th February advising of amended plans, and giving us 14 days to comment I would like to comment as follows: Regarding the proposal to plant a cluster of silver birch trees close to our retaining wall, we strongly object to this, as the root system of these trees will destabilise the retaining wall around our garden and may eventually undermine our house. The trees would take light from our garden and windows and shed leaves and twigs. The proposed trees would be overshadowing and overbearing. We need to retain access to the site in order to maintain our section of retaining wall. I would also like to point out that I strongly disagree with some of the comments of Kay Lillington such as: "The proposed dwelling is two storey, relatively traditional in design and its visual impact, depending on finished site levels, will be relatively minimal". I strongly disagree with this. From our living room window at first storey level we can see the roof of Foxleigh, a bungalow which is built at a considerably lower level down the hill being of only single storey construction. Therefore the impact of a two storey dwelling built nearby at on a site level approx 1.0 meters below property will be very significant. "The only relatively clear views into the site and towards the proposed dwelling would be from upstairs windows of adjacent properties at Chartwell Close and The Rectory". Again I strongly disagree with the above. We have a very clear view into the site from our, living room, dining room, kitchen and garden all at ground level. "It would be useful to have some sections through the site, including floor levels of adjacent properties, to illustrate this point". I think side sections through the site would demonstrate that the visual impact on our property and other neighbouring properties would be significant. I attach some photos to demonstrate how clear the view from our property into the site is and vice versa some photos from the site of our property. They also demonstrate that the site boundary varies between 80cm and 100cm below our property level when the height of the retaining wall is measured. I believe that the site was until recently part of the conservation zone. It is a green field site, outside the village envelope and should be preserved as such. Yours faithfully [REDACTED]

Hello

Comments have been submitted regarding proposal [Erection of a detached 3 bedroom dwelling house. at Land South Of Rectory Lane Gloucester](#). The following objection was made today by [REDACTED].

*While not an immediately adjacent neighbour we have the following concerns: 1. Traffic and vehicular access within St Swithuns Lane and Rectory Lane is already a major problem for all residents in Hempsted Village and the addition of further housing can only exacerbate this. 2. This may be a "tactical" planning application for a property that "may" never be built or if built, to provide a platform to build a case to change land-use further and allow more development on this strip of land and/or the field(s) adjacent/leading from it. This is greenfield land and the proposed development is not sympathetic to the neighbouring properties; the environment or the village.*



[REDACTED] 5 Chartwell Close Hempsted Gloucester GL2 5XA 28th October 2013  
FAO Caroline Townley Development Control Gloucester City Council Herbert Warehouse  
The Docks Gloucester GL1 2EQ Dear Ms Townley Your Reference 13/00977/FUL Location  
Land South of Rectory Lane Gloucester Proposal Erection of a detached 3 bedroom dwelling  
house I refer to the above planning application. My husband and I strongly object to the  
erection of a 2 storey, 3 bed dwelling house directly behind our property. We would be forced  
to look out onto a brick wall blocking, darkening and shadowing us. This would have a great  
impact on our well-being and right to natural sunlight. This application is already causing us  
great distress. The back of our property has a supporting/retaining garden wall. We need  
access to the strip of land for maintenance purposes. Our garden wall drains directly into the  
proposed site and we would not want the a development to effect our drainage. The position  
for the erection of this 3 bed dwelling house appears to be in the narrowest part of the site  
with little or no consideration given to existing properties. This would mean vehicles driving  
very near to our retaining garden wall which i fear will cause erosion and weakening of the  
wall plus vehicle noise disturbance to us. If the planning application is to remain for one 3  
bed dwelling house with no future plans to utilise the land at the rear of the site for a further  
property then why would it be situated at the narrowest part of the site where it will cause  
maximum impact to my property and the bungalow below us. St Swithuns Road which is the  
access to Rectory Lane is a dead-end road leading to a school and church. this road already  
suffers tremendous traffic and parking problems with people communiting to and from the  
school, church and existing properties. We already find it difficult to commute to and from  
our property during school run drop off and pick up times and additional vehicle movements  
in a street highly congested with parking pose an additonal safety hazard. The erection of a  
property in this location does not serve any fit purpose for the village. We strongly  
recommend you visit our property to see what an overall detrimental impact the proposed  
development of a 2 storey 3 bedroom dwelling house on the proposed site will have on us.  
Yours faithfully [REDACTED]

[REDACTED]  
5 Chartwell Close  
Gloucester  
GL2 5XA

[REDACTED]  
7 Chartwell Close  
Hempsted  
Gloucester  
GL2 5XA

27<sup>th</sup> October 2013

Gloucester City Council  
Development Control  
Herbert Warehouse  
The Docks  
Gloucester GL1 2EQ

Attention:- Caroline Townley

Dear Ms Townley

**Re: Planning Application 13/00977/FUL & 13/00961/LBC**

In response to your letter dated 16<sup>th</sup> October 2013 I can only express my Shock , Amazement and Disbelief that Gloucester City Council are considering the erection of a 3 bedroom dwelling house on land that is well known as the habitat of a protected wildlife species , namely the **Great Crested Newt**.

In 1979 the year after my purchase of 7 Chartwell Close , being a new build we decided in install an outside swimming pool. On completion we noticed newts & frogs were making use of it but as the pool was chlorinated no way could they survive on a long term basis , so once a day i would check the pool and the skimmers for there presence , if any were found i would remove them and take them round to my neighbours at Number 8 whom had a pond in his garden.

At the time of my first pool season i was talking to [REDACTED] about these amphibians to be told that it was a well known fact that these creatures were around as Chartwell Close was built on land that did have a natural pond.

At this time i was not aware of the species but as both my wife & I are avid wild life lovers we just made sure that only a minimal amounts died in our pool.

After a number of years we were fortunate enough to be able to purchase from [REDACTED] additional land.

On this additional land i built a pond for local amphibious animals hoping i could persuade them to stop using my swimming pool , this worked to some extent for most of the year but in the spring all the young newts & frogs went back to my swimming pool

Every other year i would clear the pond as it came completely congested with tree leaves, at such times i would catch and save all amphibians that were in the pond. Attached you will find a photo of all the newts rescued this year and as you can see there are a number of Great Crested Newts.

Only yesterday whilst clearing away some rubble a large female great crested newt was found , photographs have been taken of this newt which are available for your viewing , this female was returned to the pond

I refer to [REDACTED] planning application in which it states a survey was carried out for the presence of Great Crested Newts in December last year , every one knows such creatures would not be found in this month as they would be hibernating The only way they could have been found were if action to remove rocks occurred , I know this did not occur as there main habitat is completely overgrown with bramble bushes

I trust you will take the necessary action in rejection of this planning application and i look forward to hearing from you accordingly.

You are welcome to visit my dwelling such that you can verify all that stated above

Yours Faithfully,

[REDACTED]  
[REDACTED]







Re the above application.

My reasons for objection are.

1 The land South of Rectory Lane has very limited vehicular access plus having no paved area for pedestrians, also because of the local school the access to Rectory Lane its self is restricted at arriving and leaving times being supported on a daily basis by police presence during this time.

2 The Drainage to this part of Hempsted is at full capacity now leading to raw sewage sometimes being discharged in Court Gardens, any additional input can only make the situation worse.

3 Has there been an application for a change of use for the area.

If in your wisdom permission is granted may I suggest, The Road works and Pavement along with the main drainage and any remedial work be completed before the Building works starts.

Thank you for the opportunity of review of the situation.

Regards

A solid black rectangular box used to redact the signature of the sender.

BUSINESS SUPPORT  
SERVICES

01 NOV 2013

Ms Caroline Townley  
Planning Department  
Gloucester City Council  
Herbert Warehouse  
The Docks  
Gloucester  
GL12EQ

My Ref: [REDACTED]  
Your Ref: 13/00977/FUL

Monday, 04 November 2013

Dear Ms Townley,

**Objection to Planning Application 13/00977/FUL (Rectory Lane)**

I object most strongly to this planning application. It is clearly not honest. It is obviously designed to be the thin end of a wedge to provide an access way to much more substantial development in the future.

What right minded person, would build a small house pushed over to one side of the plot on a piece of land that would accommodate at least 3 more similar houses, unless there was an undeclared intention to build more.

Similarly once an access road has been built it would provide access to the pasture field behind where a very substantial development could take place. This would hugely impact on the character of the village and would completely spoil the beautiful vistas and the enjoyment of the countryside for the residents of Hempsted and visitors who regularly walk along the footpaths in this area.

There are substantial problems with access to this plot it is down a very narrow lane adjacent to listed properties and listed constructions. Not only that, the planned development would be completely out of character with this part of the village.

The resulting, increased traffic, passing through a part of the village that is not designed for through traffic will cause significant problems. There is considerable congestion in the mornings and afternoons due to the school traffic.

We have problems with overloaded sewers without adding more effluent.

There is lot of wild life in the vicinity which has increased as a result of the investment and conservation work carried out by the Severnside Project. This effort would be completely wasted if this application goes ahead as it stands. There is also the problem of the Great Crested Newt. This I believe is an endangered species. They are relatively common in the area and I have seen them in my garden. These need to be protected in accordance with the national wild life protection polices



BUSINESS SUPPORT  
SERVICES

0 / NOV 2013

Ms Caroline Townley  
Planning Department  
Gloucester City Council  
Herbert Warehouse  
The Docks  
Gloucester  
GL12EQ

My Ref: [REDACTED]  
Your Ref: 13/00977/FUL

Monday, 04 November 2013

Dear Ms Townley,

**Objection to Planning Application 13/00977/FUL (Rectory Lane)**

Please find below my objection to the planning application for a single dwelling off Rectory lane, Hempsted.

From the plans it is clear that this application is being used as a lever to provide legal access for the construction of more houses possibly many more houses.

Rectory Lane itself is a small narrow lane which regularly becomes congested at busy periods of time such as school start and finish times and for large congregations at the Church. To have further traffic on this tiny lane would only exacerbate the problem.

This site provides a natural shelter and safe haven for many species of animals and birds from the otherwise exposed natural landscape around it and is an important habitat for wildlife such as the endangered great crested newt.

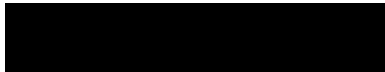
The long distant views from the south and west back towards Hempsted, and from the Severn Way National Trail needs protecting for the enjoyment of the residents of Gloucester and visitors to the area.

Similarly the important long distance views from the rear of the properties in Chartwell Close across the escarpment to the West and the Forest of Dean need protection.



I believe it is essential to retain the remaining undeveloped countryside in the Hempsted Area following the huge amount of housing and other development that has already taken place in the area.

Yours faithfully

A solid black rectangular box used to redact the signature of the sender.

[REDACTED]  
7 Chartwell Close  
Hempsted  
Gloucester  
GL2 5XA

27<sup>th</sup> October 2013

Gloucester City Council  
Development Control  
Herbert Warehouse  
The Docks  
Gloucester GL1 2EQ

Attention:- Caroline Townley

Dear Ms Townley

**Re: Planning Application 13/00977/FUL & 13/00961/LBC**

In response to your letter dated 16<sup>th</sup> October 2013 I can only express my Shock , Amazement and Disbelief that Gloucester City Council are considering the erection of a 3 bedroom dwelling house on land that is well known as the habitat of a protected wildlife species , namely the **Great Crested Newt**.

In 1979 the year after my purchase of 7 Chartwell Close , being a new build we decided in install an outside swimming pool. On completion we noticed newts & frogs were making use of it but as the pool was chlorinated no way could they survive on a long term basis , so once a day i would check the pool and the skimmers for there presence , if any were found i would remove them and take them round to my neighbours at Number 8 whom had a pond in his garden.

At the time of my first pool season i was talking to [REDACTED] about these amphibians to be told that it was a well known fact that these creatures were around as Chartwell Close was built on land that did have a natural pond.

At this time i was not aware of the species but as both my wife & I are avid wild life lovers we just made sure that only a minimal amounts died in our pool.

After a number of years we were fortunate enough to be able to purchase from [REDACTED] additional land.

On this additional land i built a pond for local amphibious animals hoping i could persuade them to stop using my swimming pool , this worked to some extent for most of the year but in the spring all the young newts & frogs went back to my swimming pool

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Only yesterday whilst clearing away some rubble a large female great crested newt was found , photographs have been taken of this newt which are available for your viewing , this female was returned to the pond

I refer to [REDACTED] planning application in which it states a survey was carried out for the presence of Great Crested Newts in December last year , every one knows such creatures would not be found in this month as they would be hibernating The only way they could have been found were if action to remove rocks occurred , I know this did not occur as there main habitat is completely overgrown with bramble bushes

I trust you will take the necessary action in rejection of this planning application and i look forward to hearing from you accordingly.

You are welcome to visit my dwelling such that you can verify all that stated above

Yours Faithfully,

[REDACTED]

[REDACTED]







My attention has been drawn to a comment in a letter from Tuffnell's ,dated 19/12/13, re the above application and refers to a crossing over agreement re the bank in Rectory lane.

Could you please advise on what this could mean and the extent of the coverage.

I think in previous correspondence that I expressed concern over the likelihood of further damage to this bank if approval is given to this application.

I have tried to review more of the items listed against this application, as shown on your web site , including what I thought might have shown the latest plan T1117/iii but it together with some other documents seem to be unavailable , why?

I am still seeing references to Church Farm on the later correspondence despite me pointing out that I bought the title to Church Farm so I believe I own the intellectual property associated with it. Would you please inform those using it in error to stop the practice.

I recently found a copy of the plan showing the routing of the drains crossing the proposed site which gives cause for concern that the proposed house can be constructed with adequate clearance form the drains. ( I believe there was a letter from Severn Trent Water indicating their conditions , in the original list but this too seems to have disappeared).

The latest correspondence re the GC newts makes no reference to these newts found local to our own pond , does this mean they are considered to be 'out of range'.

I understand the application is likely to be heard at the april planning meeting, could you confirm this closer to the planned date.

Regards

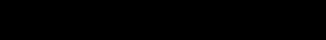
[REDACTED]

**Planning Application 13/00977/FUL**

We fully support the objections raised to the planning application for a single dwelling off Rectory Lane by our neighbours in Chartwell Close.

We feel this is one more step to losing Hempsted's village identity.

Access to this site is of major concern. As has been mentioned by several neighbours, traffic in St Swithins Road is a problem at the beginning and end of the school day. We try to avoid entering or leaving Chartwell Close at these times. Another dwelling in this area will only add to this situation.

  
3 Chartwell Close, Hempsted

We object to this application on the following grounds:

1. The only access to this proposed site is via single track lane, exiting onto St Swithun's Road by the school. During school drop off and collection times this area is very busy and passage of pedestrians and vehicles is delayed. The congestion has been highlighted in school and residents' association newsletters. Vehicles are parked in St Swithuns Road, Rectory Lane (frequently blocked), Rea Lane and Fieldview.
2. Functions at the Church, school and the Lysons Hall also cause similar traffic congestion. Increasing the number of homes in this area would significantly add to the problem in an area of the village which is basically a cul-de-sac. We think it is imperative that a traffic survey is carried out which we contend would confirm the severe congestion which affects Rectory Lane to a point below the entrance to the Rectory and in close proximity to the proposed dwelling entrance. We would also dispute that Rectory Lane could be construed as anything but a single road. There is no place for the passage of two vehicles simultaneously.
3. Rubbish bins for Hempsted House, The Rectory, and Foxleigh are all collected at the top of Rectory Lane. In our case the only point to position our receptacles without blocking the narrow lane is at a point which would be the entrance to the propose dwelling.
4. Land which is accessed via Rectory Lane is agricultural and frequently requires access by large agricultural vehicles to land owned by Gloucester City Council, for hay /silage making and for access to cattle grazing on the land. Adjoining land is owned by a farmer who both grazes stock and cultivates crops. A combine harvester and associated tractors and trailers use Rectory Lane to both access and exit the fields.
5. The sewerage system is already problematic. The manhole cover in the middle of Rectory Lane next to the pumping station frequently overflows causing raw sewage to flow down the Lane, often for many hours. On several occasions a tanker has been employed to pump the drain out. This process has continued through the night causing difficulties for the homes in close proximity, i.e. noise disturbance and restriction to access/egress. More housing will place further strain on the sewerage system. Without prior investment in upgrading the system, before any further building takes place, further blockages and leakage of raw sewage is inevitable with consequent public health risks, not least to children at Hempsted School as well as residents.
6. Further building on the proposed area will increase water run-off. Our house, Foxleigh, lies below this land. During rainstorms, water runs down the south side of the garden, pooling in various parts and placing the stable at risk of flooding. Water also pools at the northern end of the house and has to be swept away to avoid damage to the infrastructure. This has been significantly more frequent with the higher levels of rainfall over the last 5 years. The garden is one of the original orchards and contains three original perry pear trees, two original apple trees and an abundance of mistletoe. One of the perry pear trees is in an area where water pools and would be compromised if the level of water increased.

7. Since the re-surfacing of St Swithuns Road and the top end of Rectory Lane, water pours down Rectory Lane during rainstorms. The drains are incapable of accommodating the increased water and this has caused erosion of the lower part of Rectory Lane. Despite repeated requests for the Lane to be re-surfaced and adequate drainage installed this has not been undertaken as it is not seen as a priority. Further building in the proposed area would make this situation worse.

8. The outlook from the end of St Swithun's Road and top of Rectory Lane affords views of Windmill Hill to the south-west, May Hill to the west, and also towards the Forest of Dean, all from within the village conservation area and gives a great sense of place. These views are equally as important as those towards Robinswood Hill. A building here would severely detract from that outlook and aspect.

9. There is an abundance of flora and fauna in the proposed area and our orchard garden. We frequently see foxes, badgers, muntjac deer, rabbits, hares, grass snakes, slow worms, newts, toads and frogs. The birdlife includes nightingales, woodpeckers, cuckoos and pheasants. There is a wide variety of wild flowers and butterflies. Further depletion of their habitat would be detrimental to their survival.

10. A Gloucester City Council draft document of November 2006, Hempsted Conservation Area, Appraisal and Management Proposals mentions as part of the Character Appraisal:

‘The church end of the village is especially attractive with its village cross, Church Farm, St Swithun’s Church and Hempsted House forming a ‘classic’ English village scene’.

Modern dwellings in such close proximity must inevitably have an adverse impact on a scene exemplified by these three listed buildings.

Yours Faithfully,

[REDACTED] 5<sup>th</sup> November, 2013



From: [REDACTED]  
To: [REDACTED]  
Subject: Planning application ref 13/00977/FUL  
Date: Wed, 30 Oct 2013 14:08:38 +0000

I have just read a copy of your letter to Caroline Towney re the above application and raising little or no objection to this planning request.

I have a few comments on this as the road/lane in question lies to the NW of this property namely Church Farm.

1) The road surface has already suffered from the limited access of refuse carts and agricultural vehicle as can be seen from the break up of the road surface on the relatively recently laid surface and I have taken photos of this.

2) The road boundary has been widened because of the erosion of the bank outside my property and of that at the rear of one of the Chartwell Close properties.

3) the width of the lane at a point nearest where the access to the development proposed is only 3 metres and to widen it means removing some of the bank which I do not believe belongs to the developers.

4) some years ago I raised a similar query with GCC and [REDACTED] informed me that the banks in fact was consider to be held by the Highways authority, But in this case I would have thought that the banks belonged to the adjacent properties.

5) there are buried services under this bank which need a minimum covering and this will be removed if development takes place.

6) The report submitted on behalf of the developers use some 'artistic licence' in defining their access

7) The developer continues to show that their proposal is linked to Church Farm on their drawing T1117/iii but his has had no connection the Church farm since 1986 and should be removed from the record

8) I noted that the application/notice of proposed development was attached to a post outside my rear entrance but should have placed on the next post alongside the site

Regards

[REDACTED] Church Farm Hempsted

Caroline Townley  
Planning Department  
Gloucester City Council

[REDACTED]

By email

18 March 2014

Dear Ms Townley

Re: Planning Application No 13/00977/FUL Land South of Rectory Lane

I would refer to my previous letter informing you that to my knowledge there are at least three ponds containing Great Crested Newts within 150 metres of the proposed site.

The proposed Newt Mitigation Strategy put forward does not take into consideration the Great Crested Newts in the pond at Church Farm.

The most obvious route to the Church Farm pond is the verge running from Church Farm along Rectory Lane into the field. This verge also serves to protect the fences and retaining walls of the properties from traffic. The retaining walls have drainage pipes which open onto the verge continuing into the field, these would also make useful hiding places for the newts.

It now appears that the applicant is requesting a crossover agreement regarding this verge, presumably with the intention of widening the access to the field. Should this verge be crossed at any point by a road or drive it would compromise the access for the newts.

Would you please take this into account when considering the planning application for this site of rich biodiversity.

Yours sincerely

[REDACTED]

Dear Ms Townley

**Your Reference 13/0977/FUL**

**Location Land South of Rectory Lane Gloucester**

**Proposal Erection of a detached 3 bedroom dwelling house**

Further to your letter of 11th February advising of amended plans, and giving us 14 days to comment I would like to comment as follows:

Regarding the proposal to plant a cluster of silver birch trees close to our retaining wall, we strongly object to this, as the root system of these trees will destabilise the retaining wall around our garden and may eventually undermine our house.

The trees would take light from our garden and windows and shed leaves and twigs. The proposed trees would be overshadowing and overbearing.

We need to retain access to the site in order to maintain our section of retaining wall.

I would also like to point out that I strongly disagree with some of the comments of Kay Lillington such as:

*"The proposed dwelling is two storey, relatively traditional in design and its visual impact, depending on finished site levels, will be relatively minimal".*

I strongly disagree with this. From our living room window at first storey level we can see the roof of Foxleigh, a bungalow which is built at a considerably lower level down the hill being of only single storey construction. Therefore the impact of a two storey dwelling built nearby at on a site level approx 1.0 meters below property will be very significant.

*"The only relatively clear views into the site and towards the proposed dwelling would be from upstairs windows of adjacent properties at Chartwell Close and The Rectory".*

Again I strongly disagree with the above. We have a very clear view into the site from our, living room, dining room, kitchen and garden all at ground level.

*"It would be useful to have some sections through the site, including floor levels of adjacent properties, to illustrate this point".*

I think side sections through the site would demonstrate that the visual impact on our property and other neighbouring properties would be significant.

I attach some photos to demonstrate how clear the view from our property into the site is and vice versa some photos from the site of our property.

They also demonstrate that the site boundary varies between 80cm and 100cm below our property level when the height of the retaining wall is measured.

I believe that the site was until recently part of the conservation zone. It is a green field site, outside the village envelope and should be preserved as such.

Yours faithfully

[Redacted signature]

[Redacted name]



















I wish to object most strongly to the planning application reference 13/00977/FUL for the build of a 3 story house in land off Rectory Lane. The village is bursting at the seams alrerady and this is so close to the school it will add further to the traffic congestion.



I would like to lodge my objection to the proposed erection of the 3 bedroom detached dwelling - reference number above,  
I believe that any additional building in this area would be non productive and have a detrimental effect on the current home owners living in the immediate vicinity along with impacting on the villages visual and physical right to enjoy the village overall.

I would also like to note that ,from what I have read the land in question is home to the Great Crested Newts and Ancient Roman objects could also be on the land -The land owners who have registered an interest to build on the land are aware of the sites amphibian inhabitants . This coupled with inadequate parking, road safety and access issues to the proposed site not to mention St Swithuns Road which , already has enough issues with traffic especially during the school drop off and pick times would be laden with increase traffic during the re build. Hempsted village and the surrounding land is subject to various proposals for new buildings is would not serve the area well at all.

Yours faithfully

██████████

5 St. Swithuns road  
Hempsted

Ecological objection

Dear Ms Townley

Gloucester City Council  
Planning Development & Control

Your reference: 13/00977/FUL  
Location: Land South of Rectory Lane  
Proposal: Erection of a detached 3 bedroom dwelling house

**Ecological Objection**

I wish to lodge an objection to the proposed plan on the grounds that the site is, and has been for many years, the habitat of a local population of Great Crested Newts. The Ecological Assessment of Land carried out on 14 December 2012 looking for potential reptile habitat and terrestrial habitat for amphibians particularly great crested newt (*Triturus cristus*) was seriously flawed.

The survey was conducted during the hibernation period. Great Crested Newt Mitigation Guidelines state that a Presence/Absence survey takes place in Terrestrial habitats over a period of 60 nights (with suitable weather conditions) between March and October.

The survey also states there are no ponds within a radius of 900 metres. In fact there are a number of ponds ranging between 30 and approximately 150 metres of the site which do contain reptiles and amphibians.

To my knowledge three certainly contain Great Crested Newts which have been identified by Gloucestershire Wildlife Trust who have informed GCER and also Dr Colin Studholme to deal with any planning application from yourselves.

Additionally various wildlife species, newts, frogs, snakes, hedgehogs, stoats etc are regularly seen on the land in question. The land is clearly a good source of biodiversity and merits protection, consequently I feel the planning application should be rejected inperpetuum.

Yours sincerely



4 Chartwell Close, Hempsted

Caroline Townley  
Planning Department  
Gloucester City Council

By email

Dear Ms Townley

Ref: Planning Application:13/00977/FUL  
Location : Land South of Rectory Lane Gloucester  
Proposal: Erection of a detached 3 bedroom dwelling house

We have today measured Rectory Lane and from the point of access, 2.4 metres back from the edge of the carriageway the unobstructed view down the Lane to the west across the corner of the pumping station is 25 metres as opposed to the 80 metres stated in the plan.

Adjacent to the pumping station the road curves to the left with a sharp downward gradient which obscures the view. At the vicarage gateway, the road is 3 metres wide, by the time the road starts to curve to the right it is 2.5 metres up to and beyond the telegraph pole, not 5 metres as stated in the plan. Corrected Plan attached.

The plan also states there is sufficient space for vehicles and pedestrians to pass safely, clearly this is not the case unless the vehicles are motorbikes. Currently there is nowhere in this lane where vehicles can pass.

The discrepancies between the planning application map and our comparison with measurements indicates that whoever submitted the plan clearly did not carry out an accurate site survey and therefore the content is misleading. It also appears that the Highway recommendation relied on the inaccurate measurements of the applicants plan and both documents should be discounted.

We contend that the proposed use of the Lane would create a real and serious danger to the many walkers with children and dogs who currently enjoy the advantage of the Severn Way. There would be potentially fatal consequences if an ambulance or emergency vehicle could not gain access.

I also noticed is that additional land ownership is claimed by the [REDACTED] to encompass the verge up to the point where it reaches the fence of Church Farm. Their claim uses highway boundary maps up to 1936 in support. I am in possession of a highways map which is post 1978 which clearly shows this not to be the case.

I ([REDACTED]) have lived at 4 Chartwell Close since 1982; until I became physically incapable of doing so I maintained the verge alongside my retaining wall and fence as I believed it was part of my land.

In light of the above coupled with the seriously flawed ecological report and the detrimental impact on the privacy and lifestyle enjoyment of residents overlooked by this potential development it should be rejected unconditionally.

Yours sincerely

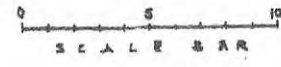
[REDACTED] 4 (Chartwell Close) & [REDACTED] (8 Chartwell Close)



VISIBILITY SOME 80 M. WEST

IMPROVEMENTS TO VEHICULAR ACCESS - INFORMATION REQUESTED BY L.P.A.  
PROPOSED DEVELOPMENT (ERECTION OF ONE DWELLING) AT PART CHURCH FARM  
RECTORY LANE HEMPSTED GLOUCESTER. GL2 5LW FOR THE SNELL FAMILY  
OCTOBER 2013 DRN No T1117/III  
SCALE 1:200 @ A3

READ IN ASSOCIATION WITH DRN: T1117/I, T1117/II & SITE SURVEY MS-322?  
SEE ALSO LOCATION PLAN REV.A.



THE LAKE CURVE AND DRIVE  
TO THE LEFT

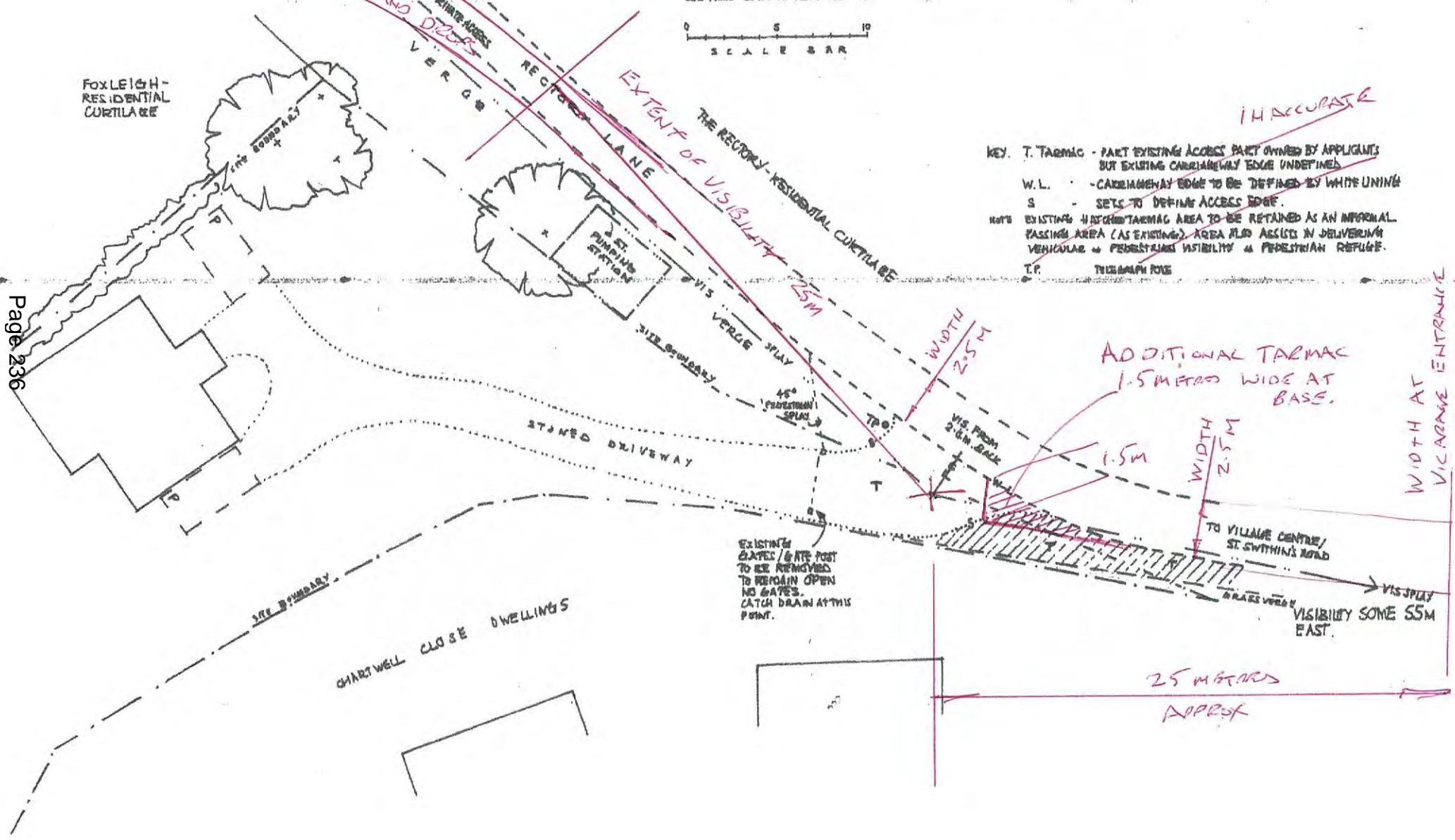
FOXLEIGH-  
RESIDENTIAL  
COURTYARD

RECTORY LANE  
EXTENT OF VISIBILITY 25M  
THE RECTORY - RESIDENTIAL COURTYARD

- KEY:
- T. TARMAC - PART EXISTING ACCESS PART OWNED BY APPLICANT BUT EXISTING CARRIAGEWAY EDGE UNDEFINED
  - W.L. - CARRIAGEWAY EDGE TO BE DEFINED BY WHITE UNIFORM SETS TO DEFINING ACCESS EDGE.
- NOTE: EXISTING HIGHWAY TARMAC AREA TO BE RETAINED AS AN INFORMAL PASSING AREA (AS EXISTING) AREA ALSO ASSISTS IN DELIVERING VEHICULAR & PEDESTRIAN VISIBILITY & PEDESTRIAN REFUGE.
- T.P. TELEGRAPH POLE

IN ACCURATE

Page 236



WIDTH AT VICARAGE ENTRANCE 3.0M

ADDITIONAL TARMAC 1.5 METERS WIDE AT BASE.

25 METERS APPROX

CHARTWELL CLOSE DWELLINGS

SITE BOUNDARY

STONED DRIVEWAY

SIDE SLOPELY

VIS VERGE 31.5M

ST. PUMPHREY'S CHURCH

80000 A.S.D.

FROM TOWNHILLS / F.P. LINE

FOR ONLY ONE PRIVATE ACCESS

EXISTING GATES / GATE POST TO BE REMOVED TO REMAIN OPEN NO GATES. CATCH DRAIN AT THIS POINT.

TO VILLAGE CENTRE / ST SWITHINS ROAD

VISIBILITY SOME 55M EAST

VIS FROM 2.5M BACK

WIDTH 2.5M

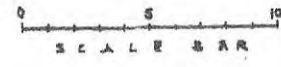
WIDTH 2.5M

1.5M

45° PEDESTRIAN SPLASH

RECTORY LANE

EXTENT OF VISIBILITY 25M



IN ACCURATE

- KEY:
- T. TARMAC - PART EXISTING ACCESS PART OWNED BY APPLICANT BUT EXISTING CARRIAGEWAY EDGE UNDEFINED
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- T.P. TELEGRAPH POLE

WIDTH AT VICARAGE ENTRANCE 3.0M

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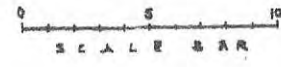
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EXTENT OF VISIBILITY 25M



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- T.P. TELEGRAPH POLE

**Ms Caroline Townley  
Planning Department  
Gloucester City Council  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2EQ**

**31.10.13**

**Re: Planning Application 13/00977/FUL (Rectory Lane)**

Dear Ms Townley

Please find below our objection to the planning application for a single dwelling off Rectory Lane, Hempsted.

To protect an important habitat for wildlife. This site provides a natural shelter and safe haven for many species of animals and birds from the otherwise exposed natural landscape around it.

To protect important long distant views from the south and west back towards Hempsted, and from the Severn Way National Trail

To protect the important long distance views from the rear of the properties in Chartwell Close across the escarpment to the West and the Forest of Dean

The need to retain undeveloped countryside in the Hempsted Area following the huge amount of housing and other development that has already taken place in the area.

Road Safety - Rectory Lane itself is a small narrow lane which regularly becomes congested at busy periods of time such as school start /finish and large services at the Church. To have further traffic on this tiny lane would only add to the problem.

The field is essential in maintaining the special green, rural village character and identity of the Hempsted in both visual and community terms

Chartwell Close Residents Association

FAO Caroline Townley,

Have just tried to look through recent updates of the documents associated with this application so have not fully appreciated their contents but note that the plot is still being associated with church Farm and the title for which was transferred to me back in 1986 > I am attempting to develop this land but third parties could easily assume that I am.

I also note that Kay Lillington refers to a Electricity Substation in Rectory Lane, I have never seen one there. I do note that STW have a pumping station there and would have thought she would know the difference.

My earlier comments still apply as I can see no improvement except the new road surface over part of Rectory Lane.

If you could give some clues as to the important changes, which I may have missed I would be very grateful and would like to know when this is likely to be raised at the Planning Meeting

Could I ask again for you to confirm if the 'village Envelope' area still applies as this query never seem to be answered.

Regards





Caroline Townley  
Development Control  
Gloucester City Council  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2EQ

27th February 2014

Dear Ms Townley

Your Reference 13/0977/FUL

Location Land South of Rectory Lane Gloucester Proposal Erection of a detached 3 bedroom dwelling house

Firstly we wish to advise you that we did not receive a letter from you regarding amended plans and found out through a third party. Having now looked at the amended plans there are several points we wish to be taken into consideration.

The proposal to plant silver birch trees close to our retaining wall, we strongly object to this, as the root system of these trees will weaken the retaining wall at the end of our garden, which will ultimately cause their collapse and lead to landslip into the site. There are also drainage pipes built into the wall which discharges into the proposed development. There has been no consideration to as to access for householders to maintain this. The trees would take light from our garden and windows & as the majority of our living space windows look out over the site and cause our property to become overshadowed .

With regard to the comments of Kay Lillington:

1. "The proposed dwelling is two storey, relatively traditional in design and its visual impact, depending on finished site levels, will be relatively minimal".

We have attached photographic evidence that this will definitely not be the case, the roof of the bungalow situated lower down the hill is clearly visible from our ground floor kitchen and dining room windows. Therefore the erection of a two storey dwelling closer to Chartwell Close and higher up the hill will have an overbearing and overwhelming impact on the properties adjacent to it.

2. "The only relatively clear views into the site and towards the proposed dwelling would be from upstairs windows of adjacent properties at Chartwell Close and The Rectory".

We have a very clear view into the site from all of our, ground level rooms and garden.

3. "It would be useful to have some sections through the site, including floor levels of adjacent properties, to illustrate this point".

W think side sections through the site would be excellent in demonstrating that the visual impact on our property and other neighbouring properties would be significant.

This land is a green field site adjacent to a conservation area, in fact until fairly recently is was within the conservation area, why it is now deemed outside the conservation area we do not know as it is a rich source of biodiversity, a green field site and is outside the village envelope. It should be preserved for both wildlife and future generations.

Yours

[REDACTED]











I will be writing to you re 13/00977/FUL in more detail but feel very strongly that this application should be withdrawn as it is as it seems to imply that it is associated with Church Farm . For the past 27 years this plot has not been associated with Church Farm and should be made clear to all, and the simplest and more honest way to this is to have the application re submitted Would you please confirm that you will implement this.

The submission ref 13/00961/LBC has nothing to do with the other submission so I assume this has been referred to in error



Hello

Comments have been submitted regarding proposal [Erection of a detached 3 bedroom dwelling house. at Land South Of Rectory Lane Gloucester.](#) The following objection was made today by [REDACTED]

*I live in close proximity to this proposal, and I fear that it is being used to create sufficient space for access to be applied for at a later date to what we call locally "The Strawberry Field" Hempsted is subject to current proposals for significant housing development, and if access to the Strawberry Field is the ultimate intention, then it will significantly impact on the centre of the village, which would be required for access.*



Objection to 13/00977/FUL

Sir. I raise objection to the proposed planning application 13/00977/FUL on the grounds of the position and access to the site in Rectory Lane Hempsted. The current access is one for occasional agricultural needs, not every day community use. There are no pavements for pedestrians and handicapped with scooters or wheelchairs. What is more the present roadway is not wide enough to accommodate pedestrian accesses which means vulnerable people having to use the roadway to access any properties in Rectory Lane.

The site is adjacent to the entrance to Hempsted Primary School with 213 pupils, infants and juniors who have to access and leave the school twice a day, plus their Moms or Dads sometimes both. Which means that access to and from Rectory Lane is obstructed for about 3/4 hr in the morning and over an hour in the afternoon because the children leave at different times in the afternoon according to their age. Then there is dinner time when some children go home for lunch and again the area becomes a no go area for vehicles. The road outside of and approach to the school is designated a 20MPH area and it requires a police presence there now to safe guard the comings and goings to the school and make sure there is no parking in a very congested area.

If consent is given what will be the impact on the drainage system in the area, it is already running to capacity and any minor problems resulting in pure sewage being discharged into properties in Court Gardens, this problem is well known to exist and I am not sure whether it has been resolved or not but needs to be taken into consideration.

Another fault in the current system is a drain fault in Hempsted Lane outside of I believe about No 100. Every time we have rainfall water comes out of the curb stone on the left side going towards town and drains across the road as well as down the same gutter some 50 or more yards until it finds another drain to use. This proves how the system is running to capacity now without any more. One last point, is there any covenant on the land where this building is proposed as it is at the present moment agricultural ground, has any release for development been made?

Regards

 Rea Lane, Hempsted.

Ms. Caroline Townley  
Planning Department  
Gloucester City Council  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2EQ

5<sup>TH</sup> November 2013

**Re: Planning Application 13/00977/FUL (Rectory Lane)**

Dear Ms. Townley,

Thank you for your letter informing us of the planning application for a single dwelling off Rectory Lane in Hempsted.

We do believe that it is important to object to this proposal on several grounds:

**ROAD SAFETY:** The congestion in and around Rectory Lane, due largely to the school, church and community hall (without adequate parking facilities) is a significant problem already for residents. To increase the traffic on such a narrow lane would create additional difficulties that our small village was simply not designed for.

**PROTECT WILDLIFE:** This area is an important habitat for a range of birds and animals that require our protection.

**RETENTION OF UNDEVELOPED COUNTRYSIDE:** Hempsted has been saturated by housing and other development over the past few years. We must preserve its rural village charm and green spaces.

**SAFEGUARD VIEWS:** Further development in this area would destroy views from the Severn Way National Trail and Chartwell Close, from which the community are currently able to view as far as The Forest of Dean.

Thank you for your consideration,

Yours sincerely,





Caroline Townley  
Planning Department  
City of Gloucester  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2Q



Sent via email

Dear Ms Townley

Re: Planning Application No 13/00977/FUL Land South of Rectory Lane

Concerning the further documents added on the 29 January 2014 I would comment as follows:

The proposed Landscaping includes three Silver Birch trees to be planted close to the retaining walls of the Chartwell Close properties, the root system of these trees will destabilise the retaining walls and eventually cause their collapse with resulting landslip of the gardens and eventually may undermine the houses, any planting needs to be away from any drainage; there are drainage pipes in the retaining walls discharging into the field.

Additionally Severn Trent advise there is a public sewer located within the application site and due to the proximity of the pumping station the occupant of the proposed house may experience noise/smell pollution.

The planting does not appear to take into account the fact that the Chartwell Close properties need to retain their maintenance access to the retaining walls and fences from the field side.

The trees would take light from the gardens and windows of the existing houses and shed leaves and twigs in the gardens. They would add to the overshadowing and overbearing effect the proposed 3 bedroomed property would create.

This land is a green field site adjacent to a conservation area, in fact until fairly recently it was within the conservation area. The subject site is currently a green field site and a rich source of biodiversity and being outside the village envelope should be preserved.

Yours sincerely



6 Chartwell Close  
Hempsted  
Gloucester  
GL2 5XA

Ms Caroline Townley  
Principal Planning Officer  
Development Control  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2EQ

Dear Ms Townley

**Re: Planning Application 13/00977/FUL**

We wish to make you aware of a number of strong objections that we have with regard to the proposed erection of a 3 bedroom detached dwelling house at a Greenfield site south of Rectory Lane, Hempsted, Gloucester. As owners of a property adjacent to the site of the proposed development, we are of the opinion that the proposed development will have a serious bearing on our standard of living. Our specific objections are as follows:

**1. Loss of privacy and overlooking**

The proposed development by reason of its mass, bulk, height and proximity would have an unacceptably adverse impact on the amenities of the properties to those neighbours immediately adjacent to the site resulting in overlooking, intrusion and loss of privacy also visually by reason of being overbearing

The proposed siting of the dwelling would mean that the majority of our garden would be severely overlooked from the top rooms resulting in a serious invasion of our privacy. We believe that the proposed development would have a dominating impact on us and our right to the quiet enjoyment of our property.

**2. Ground Stability and Drainage**

We have concerns about the impact the proposed works could have on the stability of our retaining walls bordering the proposed development, some of the walls are already bulging and becoming unstable and it stands to reason that any excavation of the site would only make this problem worse. The land also has a bank to the west – adjoining the land of “Foxleigh” there are concerns regarding drainage of surface water as the site is regularly waterlogged after moderate rainfall. There is already an historical problem with drainage in the village which has lead to overflowing drains.

**3. Inadequate Parking, Access and Road Safety**

Plans for the proposed development of a 3 bed detached with two parking spaces brings with it the assumption that there will only be 2 occupants with access to vehicles. There could in fact potentially be

four car owners in the property which could then lead to vehicles overhanging and/or parking in Rectory Lane. This in turn could lead to increased traffic congestion within in this narrow lane. Parking and traffic congestion around this area is particularly bad during school start and finish times, also when there is a wedding, funeral or large gathering at the church/church hall. This leads to cars already parking on double yellow lines on the lane effectively blocking any access and egress for emergency vehicles. In addition this would also greatly reduce the visibility of the exit route for the proposed dwelling and become a danger to pedestrians.

#### **4. Supporting Information Supplied by Applicant**

##### **Planning Policy Statement**

4.2 – Local amenities - Dr or Health Centre within 0.04 miles

There is to my knowledge no GP or Health centre within that distance the nearest being Quedgeley in one direction or Stroud Road in another.

4.2 – Local School – Hempsted C of E Primary School

This school is at present oversubscribed and indeed 2 children from Chartwell Close were unable to gain places and have to go further afield for their schooling. This would have the potential for further traffic congestion at busy times.

5.2 GSHLAA submission site 55 (sub55) is described as “poor access to public transport, services and facilities”. The integral workings of the village have not changed since this report with no additional public transport or facilities.

##### **Ecology Report**

A survey was carried out in November/December 2012 this is a time of year when many species are hibernating and certainly not actively nest building or breeding.

The report states that there is no evidence of habitat to suggest the presence of Great Crested Newts, in fact there are garden ponds within 10 & 50 metres of the sight (7 and 8 Chartwell Close also Church Farm) all of which have had sightings of Great Crested Newts recently. The site itself under some of the brambles is ideal for newts due to the array of rocks, piles of leaves, logs, rubble, grassland & scrub.

There are nesting birds on the site also hedgehogs, rabbits, along with many other species that use this Greenfield site as shelter from the open fields surrounding it. This all adds to the biodiversity of the field, although previously looked after and many dog walkers and ramblers used it as a pathway to the fields until has been allowed to become overgrown in the past couple of years. There has been for a number of years and still is a pathway from the back gates of numbers 6 & 7 Chartwell Close to allow access to fields this has been done with the owners' verbal permission.

#### **5. Other Information**



Before we purchased our property in July 2012 we made a point of phoning the planning department of Gloucester City Council to ensure that the site in question would not be built on, we were told by the planning officer that the site would never be granted planning permission due to its position. On this advice we went ahead with the purchase and have completely renovated it. This investment and of course the property values of the 4 affected adjacent properties would be dramatically reduced should this Greenfield site be afforded planning permission.

The proposed development also falls into area G39 of the Joint Core Strategy Landscape Character, Assessment and Sensitivity Analysis and is designated as a Medium to High Landscape Character Area – “key characteristics of landscape are vulnerable to change and/or have high value as a landscape resource”

We also believe that the proposed site sits outside of the original boundary of the village envelope.

The layout and siting both in itself and relation to other buildings and views is inappropriate and unsympathetic to the appearance and character of the local environment.

Should the proposal be looked upon favourably by the planning committee we would suggest a bungalow with conditions of no further dwellings on the proposed development and no vehicular access past the dwelling, would be better suited to the site as the impact on wildlife and loss of privacy would be somewhat reduced.



Hello

Comments have been submitted regarding proposal [Erection of a detached 3 bedroom dwelling house. at Land South Of Rectory Lane Gloucester](#). The following objection was made today by [REDACTED].

*On Behalf of Hempsted Residents Association and the Hempsted Community Forum:  
Hempsted Residents Association c/o The Secretary 100 Hempsted Lane Hempsted Glos GL2  
5JS Planning Department Gloucester City Council Herbert Warehouse The Docks  
Gloucester GL1 2EQ 5th November 2013 Dear Gloucester City Council Re: Planning  
Application 13/00977/FUL (Rectory Lane) Please find below our objection to the planning  
application for a single dwelling off Rectory Lane, Hempsted. We have consulted with local  
residents, and the overwhelming response is that residents are not in favour of this build. 1.  
Reasons for Objecting to Development of the Green Field site off Rectory Lane (i) The field is  
essential in maintaining the special green, rural village character and identity of the  
Hempsted in both visual and community terms; (ii) The field is critically important to the  
setting of Hempsted Conservation Area and development would link with the Conservation  
Area; (iii) The field forms part of the open countryside; to build would be a loss of  
tranquillity. (iv) To protect an important habitat for wildlife. This site provides a natural  
shelter and safe haven for many species of animals and birds from the otherwise open and  
exposed natural landscape around it; (v) To protect important long distant views from the  
south and west back towards Hempsted, and from the Severn Way National Trail (vi) To  
protect the important long distance views from the rear of the properties in Chartwell Close  
across the escarpment to the West and the Forest of Dean (vii) The need to retain Green  
Infrastructure in the Hempsted Area following the huge amount of housing and other  
development that has taken place in the area; and 2. Joint Core Strategy Landscape  
Character, Assessment and Sensitivity Analysis The land at Rectory lane falls into area G39  
of the above JCS report and is designated as a Medium to High Landscape Character Area,  
meaning that "Key characteristics of landscape are vulnerable to change and/or have high  
value as a landscape resource" The report goes on to state "It is important that the  
incremental process of identification of potential sites be respected, in order that locally  
valuable landscapes of the URBAN FRINGE CAN BE PRESERVED FOR FUTURE  
GENERATIONS" Surely this site is exactly the type of site that this report is designed to  
protect. As stated, the aim of the report at this stage is "to discover which broad areas of the  
urban fringe should be protected from development on account of their high landscape and  
visual sensitivity" Area G39 is described: "This compartment plays a key role in containing  
the urban east from the rural west. It is an elevated, sloping zone consisting of historic field  
pattern (albeit with degraded hedge boundaries in places), a scheduled monument, and is  
associated with the historic church and older part of the village. Housing at Hempsted is  
visible from the floodplain; pylons and landfill can be viewed from the zone; and a belt of  
conifers detract from the rural character. However, public footpaths provide doorstep  
amenity value and link with the Severn Way, and structural diversity is created by boundaries  
of varying height. Reasons Elevated and visually prominent (although there are few visual  
receptors in the west) Historic importance and associations Rural character has largely been  
conserved Visually related to the rural floodplain farmland, not the City Important in visually  
containing the city from the rural west" Surely with the availability of other less sensitive  
sites in and around Gloucester, this site should be protected from development? Just one  
dwelling will not impact on the JCS for Gloucester, yet has the potential to ruin important  
views, and the wellbeing of all those that have adjacent properties that currently enjoy the  
long distance views to the west. 3. Gloucester Council SHLAA Process not In Accordance*

with Government Guidance Local Communities should take part in the SHLAA process as advised in the Government Guidance contained in the DCLG 'Strategic Housing Land Availability Assessments Practice Guidance July 2007', page 7, paragraph 14, Figure 2 which states: 'The survey and Assessment should involve key stakeholders including house builders, social landlords, local property agents and local communities. Other relevant agencies may include the Housing Corporation and English Partnerships (a requirement in areas where they are particularly active)' Could the Council explain how this is being done and why representatives of the Hempsted local community have not been invited to take part? We are also concerned that the SHLAA 'policy off' approach used by the Council is contrary to the methodology set out in the 2007 SHLAA Guidance as it misses out 'Stage 7a: Assessing suitability for housing', found on Page 16, para. 38. This lists factors which should be considered to assess a site's suitability for housing. The first and third listed are: 'policy restrictions – such as designations, protected areas, existing planning policy and corporate, or community strategy policy' ..... potential impacts – including effect upon landscape features and conservation;' It also appears contrary to National Planning Policy Framework 2012 (NPPF). Page 39 in the section on 'Plan Making' sub section 'Using a proportionate evidence base' para 159 on 'Housing' states that local planning authorities should: '• prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.' 18. This includes the reference to 'suitability', the very part of the SHLAA methodology which the Council has not followed. The 2012 SHLAA did not include this assessment – there are no published appendices showing the site characteristics. Will the Council be following Government guidelines for the 2013 SHLAA Update? In conclusion, the Gloucester 2012 SHLAA methodology and approach is clearly not in accordance with the DCLG SHLAA Practice Guide and the NPPF. There is no explanation in the SHLAA as to why this is the case. The approach taken is not a 'robust' approach as stated by the Council and, if persisted with, will leave the Council open to challenge at a future date on the basis that its evidence base is unsound. 4. Suggested Policies for Long Term Protection of the open land forming the Urban Fringe of Gloucester. The fields should remain open for the many reasons already stated. The Residents of Hempsted, and the Council recognise the value of this field to the environment of the area (as demonstrated by the Joint Core Strategy Landscape Character, Assessment and Sensitivity Analysis ) and the SHLAA, and Local Plan policy or policies should rightfully reflect this. Policies could include: (i) Protection because these fields are essential in maintaining the green, rural village character and identity; (ii) Protection because the fields form part of the open countryside and are an important shelter for wildlife; (iii) Protection because the fields are critically important to the setting of the Conservation Area (already existing policy); (iv) Protection of the important long distance views across the site toward the South, West, and the Forest of Dean. Your policy below (BE.1) clearly states that: "long distance views to key natural landmarks visible from the city, such as May Hill and the Cotswold escarpment, are protected." Properties In Chartwell Close all enjoy such views to the Forest of Dean from the rear of the properties, and many have a clear view of May Hill. These views would be destroyed by the proposed development. An inspector should be sent to ascertain these views. Policy BE.1 Scale, Massing and Height Proposed development should be of materials, scale, massing and height which sits comfortably with the height of existing adjacent buildings and the surrounding built environment. In certain circumstances there may be an opportunity to create a landmark building that is different in scale to its immediate neighbours, and these will be encouraged and permitted where appropriate. 4.11 The city has a very distinctive skyline with a clearly defined centre. The Cathedral is the focal point of the skyline and it is imperative that it



*should remain so. It is therefore important that new developments protect or enhance views of the Cathedral whether viewed as a pedestrian from within the city's streets; from the floodplain and road approaches into the city; or from Robinswood Hill and the hills that surround the city. The development should also ensure that long distance views to key natural landmarks visible from the city, such as May Hill and the Cotswold escarpment, are protected. (Details of views, corridors etc. Will be developed as Supplementary Planning Guidance and will be published in due course.) (v) Allocated as part of a Green Infrastructure system securing long term green areas for the benefit of residents in the whole of the Hempsted area; for wildlife; and for the historic environment. This will help balance the huge amount of development that has taken place in the area and enrich the quality of life for residents in Hempsted and the wider area. 5. Neighbourhood Plan Hempsted has submitted an application to create a Neighbourhood Forum (Hempsted Community Forum), and designate a Neighbourhood Area. The aim of the forum is to safeguard the Social, Economic, and Environmental Wellbeing of Hempsted. To this end the residents are creating a Neighbourhood Plan to find sustainable housing areas within the Hempsted Area Boundaries, to feed into the Gloucester Joint Core Strategy. This process should be allowed to complete before any planning applications be decided so that the community can be properly engaged with and consulted under the NPPF guidelines. As the JCS has only just been released in draft form for consultation, I cannot see how any planning decisions on such a sensitive Greenfield site can be permitted until it is ascertained whether there are more suitable sites for inclusion in the JCS. The Neighbourhood Plan will evidence this and should be allowed to complete its process first. Yours sincerely [REDACTED] Secretary Hempsted Residents Association*

## GLOUCESTER CITY COUNCIL

<b>COMMITTEE</b>	<b>:</b>	<b>PLANNING</b>
<b>DATE</b>	<b>:</b>	<b>1<sup>ST</sup> APRIL 2014</b>
<b>ADDRESS/LOCATION</b>	<b>:</b>	<b>NEWARK FARM, HEMPSTED</b>
<b>APPLICATION NO. &amp; WARD</b>	<b>:</b>	<b>13/01203/FUL HEMPSTED</b>
<b>EXPIRY DATE</b>	<b>:</b>	<b>22<sup>ND</sup> JANUARY 2014</b>
<b>APPLICANT</b>	<b>:</b>	<b>NEWLAND HOMES LTD</b>
<b>PROPOSAL</b>	<b>:</b>	<b>DEMOLITION OF EXISTING FARM BUILDINGS AND CONSTRUCTION OF 8 NO. DWELLINGHOUSES AND ASSOCIATED GARAGES AND PARKING, AND FORMATION OF NEW VEHICULAR ACCESS FROM LADYWELL CLOSE</b>
<b>REPORT BY</b>	<b>:</b>	<b>ADAM SMITH</b>
<b>NO. OF APPENDICES/ OBJECTIONS</b>	<b>:</b>	<b>SITE PLAN 6 REPRESENTATIONS</b>

### **1.0 SITE DESCRIPTION AND PROPOSAL**

- 1.1 The application site is part of Newark Farm, accessed from a lane off Hempsted Lane. The farm appears to have been developed in the mid-1800s. The farm house is next to the application site and appears to date from c1890 and was occupied until 2013, although the farmstead ceased to function as a farm around 20 years ago. The site itself comprises several now-dilapidated farm buildings arranged around a courtyard – a pitched roof brick built single and two storey barn and a dutch barn on the south side and a long single storey brick range on the north side. The access lane continues on past the farm to the west, serving a cottage at the end.
- 1.2 The proposal is to demolish the farm buildings and construct 8 residential units (four 4-beds, four 3-beds). These would be arranged fronting into the site, with four detached units on the south side and a terrace of four on the north side. A new vehicular access would be created off Ladywell Close. The existing access off the lane would be closed to vehicles and pedestrians by permanently fixing shut the gate (still allowing access to the adjacent farmhouse).
- 1.3 The terrace on the north side would be single storey with a single dormer to each property to front and one to rear, plus rooflights to the upper



accommodation. They would have timber panelled sections for the doors and windows with a brick frame to the front elevation.

- 1.4 The four detached units on the south side are all two storey with attached or integral garage – in the case of the west end unit (plot 4) this is a rebuild of the existing barn and would have two integral garages. The three other units would be brick faced at ground floor with a timber cladding to first floor.
- 1.5 Conservation Area Consent was abolished in October 2013 so the demolition proposals form part of this single application.
- 1.6 The application is presented to the Planning Committee at the discretion of the Development Services Manager given the issues involved.

## **2.0 RELEVANT PLANNING HISTORY**

### 21727/01

- 2.1 This was an application for alterations to the existing dwellinghouse. It was approved subject to conditions on 6<sup>th</sup> October 1982.

### 21727/02

- 2.2 This was an outline application for the erection of two dwellings. It was refused on 29<sup>th</sup> April 1987 due to the village character, access constraints and setting a precedent.

## **3.0 PLANNING POLICIES**

### Central Government Guidance - National Planning Policy Framework

- 3.1 The National Planning Policy Framework (NPPF) cancelled all previous national planning policy and is a material consideration in all planning decisions. It does not alter the requirement for applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is underpinned by a presumption in favour of sustainable development. Authorities should seek to approve applications where possible, looking for solutions rather than problems.

The NPPF advises that authorities should approve development proposals that accord with statutory plans without delay, and also grant permission where the plan is absent, silent, indeterminate or out of date. This should be the case unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits, when assessed against the policies of the framework as a whole, or specific policies in the NPPF indicate development should be restricted.

The NPPF sets out 12 core planning principles that may be summarised as follows – planning should;

- Be genuinely plan-led, empowering local people and should be kept up to date;
- Not be just about scrutiny but a creative exercise to enhance and improve places;

- Proactively drive and support sustainable economic development;
- Always seek high quality design and good standards of amenity;
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting green belts;
- Support the transition to a low carbon future, taking account of flood risk and coastal change, and encourage the re-use of existing resources;
- Contribute to conserving and enhancing the natural environment and reducing pollution;
- Encourage the effective use of land by reusing brownfield land;
- Promote mixed use developments;
- Conserve heritage assets;
- Actively manage patterns of growth to make fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;
- Take account of and support local strategies for health, social and cultural wellbeing and deliver sufficient community and cultural facilities and services.

The NPPF goes on to cover various topics which, as relevant to this application, are briefly summarised as follows:

#### *Housing*

Authorities must ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing and identify and update annually a 5-year supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development.

#### *Promoting sustainable transport*

Seeks to ensure developments generating significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Decisions should take account of whether;

- The opportunities for sustainable transport modes have been taken up;
- Safe and suitable access to the site can be achieved for all people;
- Improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented on transport grounds whether the residual cumulative impacts of development are severe.

#### *Requiring good design*

Emphasis is retained on good design, seeking to ensure that development will function well and add to the overall quality of the area, establish a strong sense of place, optimise the potential of the site to accommodate development, respond to local character and history while not discouraging innovation, ensure safe and accessible environments, and are visually attractive as a result of good architecture and appropriate landscaping. Permission should be refused for development of poor design that fails to take opportunities for improving areas.

#### *Conserving and enhancing the historic environment*



Retains the general approach to protect and enhance heritage assets, and to require applicants to assess the significance of assets affected by development proposals.

The more important the asset, the greater weight should be apportioned to its conservation. Where a proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, consent should be refused unless certain exception criteria are met.

*Meeting the challenge of climate change, flooding and coastal change*

Seeks to secure reductions in greenhouse gas emissions, supporting the delivery of renewable and low carbon energy and associated infrastructure.

In terms of flooding, authorities should direct development away from high flood risk areas, but where development is necessary, make it safe without increasing flood risk elsewhere.

*Conserving and enhancing the natural environment*

The aims of contributing to and enhancing the natural and local environment remain. Impacts on biodiversity should be minimised. Developments should be prevented from contributing to or being put at unacceptable risk from soil, silt, water or noise pollution, and remediating and mitigating land where appropriate.

The Development Plan

3.2 Section 38 of the Planning and Compulsory Purchase Act 2004 has established that - "The development plan is

(a) The regional spatial strategy for the region in which the area is situated, and

(b) The development plan documents (taken as a whole) which have been adopted or approved in relation to that area.

If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy that is contained in the last document to be adopted, approved or published (as the case may be). If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

2002 Plan allocations

Within the Area of Principle Archaeological interest.

Adjacent to the Landscape Conservation Area.

The site is now within the Conservation Area although it is outside it in the 2002 Plan.

2002 Plan Policies

The aims of the following additional policies from the City of Gloucester Second Deposit Local Plan (2002) are relevant in considering this application:

FRP.6 – Surface water run-off

FRP.9 – Light pollution

FRP.10 – Noise  
 FRP.11 – Pollution  
 FRP.15 – Contaminated land  
 B.7 – Protected species  
 B.10 – Trees and hedgerows on development sites  
 BE.1 – Scale, massing and height  
 BE.4 – Criteria for the layout, circulation and landscape of new development  
 BE.5 – Community safety  
 BE.6 – Access for all  
 BE.7 – Architectural design  
 BE.8 – Energy efficient development  
 BE.12 – Landscape schemes  
 BE.18 – Vehicular circulation and parking in new residential development  
 BE.21 – Safeguarding of amenity  
 BE.29 – Development within Conservation Areas  
 BE.30 – Demolition of non-Listed Buildings in Conservation Areas  
 BE.30a – Control of redevelopment within Conservation Areas  
 BE.31 – Preserving sites of archaeological interest  
 BE.32 – Archaeological assessment  
 BE.33 – Archaeological field evaluation  
 BE.34 – Presumption in favour of preserving archaeology  
 BE.36 – Preservation in situ  
 BE.37 – Recording and preserving archaeology  
 TR.9 – Parking standards  
 TR.10 – Parking provision below the maximum level  
 TR.12 – Cycle parking standards  
 TR.31 – Road safety  
 H.4 – Housing proposals on unallocated sites  
 H.7 – Housing density and layout  
 H.8 – Housing mix  
 CS.11 – Developer contributions for education

3.3 In terms of the emerging local plan, the Council is preparing a Joint Core Strategy with Cheltenham and Tewkesbury Councils and has recently published for consultation a Draft Joint Core Strategy. In addition to the Joint Core Strategy, the Council is preparing its local City Plan which is taking forward the policy framework contained within the City Council's Local Development Framework Documents which reached Preferred Options stage in 2006.

3.4 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – [www.gloucester.gov.uk/planning](http://www.gloucester.gov.uk/planning); Gloucestershire Structure Plan policies – [www.gloucestershire.gov.uk/index.cfm?articleid=2112](http://www.gloucestershire.gov.uk/index.cfm?articleid=2112) and Department of Community and Local Government planning policies - [www.communities.gov.uk/planningandbuilding/planning/](http://www.communities.gov.uk/planningandbuilding/planning/).

#### **4.0 CONSULTATIONS**



- 4.1 The Highway Authority raises no objection subject to conditions to secure a Construction Method Statement and to permanently close the access to the lane.
- 4.2 The Civic Trust has no objection in principle to the development, but it considers further negotiation is needed on the design and orientation of the detached houses. The Trust considers that the redeveloped linear barn forms one side of an attractive courtyard or square but the houses on the opposite side bear no relation to them and fail to finish off what could be a thoughtful redevelopment of derelict buildings.
- 4.3 The Hempsted Residents Association has not commented.
- 4.4 The Spatial Planning and Environment Department raises no objection.
- 4.5 The Urban Design Officer supported the original proposal subject to some revisions. In response to the revised scheme the Officer raises no objection subject to conditions to deal with materials and detailing such as windows.
- 4.6 The Conservation Officer originally raised several queries, which are now resolved by the various amendments. The Officer now raises no objection subject to securing the approval of certain details by condition and restricting permitted development rights.
- 4.7 The Tree Officer and Landscape Architect raise no objection subject to securing the planting proposals and a tree protection plan.
- 4.8 The Drainage Engineer raises no objection subject to approving the detailed drainage system, provided this secures the water quality aspects of a sustainable urban drainage system as well as the attenuation.
- 4.9 The Environmental Planning Service Manager has commented on the ecological issues. Further information is sought on the bat mitigation proposals. In terms of badgers the mitigation strategy appears to be suitable to progress to a license, and the other ecological effects are considered acceptable subject to securing mitigation.
- 4.10 The City Archaeologist raises no objection subject to conditions to secure a watching brief and building recording.
- 4.11 The Environmental Protection Officer raises no objection subject to conditions to control the construction process in terms of dust, noise and times of work.
- 4.12 The Contaminated Land Officer raises no objection.
- 4.13 The Neighbourhood Management Officer raised queries about access to the site by a refuse vehicle.
- 4.14 The County Council has requested contributions to primary education facilities in the area.

4.15 Natural England issues Standing Advice for ecological impacts.

## **5.0 PUBLICITY AND REPRESENTATIONS**

5.1 22 neighbouring properties were notified directly, and site and press notices were published. Ward Councillors were also notified. Also, the applicants note that they undertook consultation with the Hempsted Residents Association on 3<sup>rd</sup> May and 1<sup>st</sup> August 2013, and visited neighbours immediately adjacent to the site on 9<sup>th</sup> August 2013 to discuss proposals and timescales.

5.2 Six representations have been received in total. Four comments on the original scheme may be summarised as raising the following issues:

- No consideration has been given to the adjacent property which would be overlooked by four houses – this would be alleviated if the windows were to face west instead of south;
- Access from Ladywell Close is not suitable;
- Parking is already insufficient, and querying parking proposals;
- The road needs resurfacing;
- Access should be taken off the Newark Farm road;
- Presence of bats;
- Impact on the local school;
- Noise impacts;
- Medical support facilities;
- Impact on the quietness of the village;
- Financial compensation for residents for the impacts of the development;
- What works are proposed in Ladywell Close;
- The old farm buildings are becoming an eyesore;
- The proposal would enhance the village scene;
- The design of Ladywell Close always intended that there would be access to the farm building site.

5.3 Subsequently two more follow-up letters have been received in response to the amended scheme and may be summarised as follows;

- Invasion of privacy;
  - Impacts on wildlife;
  - The provision of alternative roosting locations for bats is insufficient;
  - Homes could be built elsewhere in the locality without upsetting the biodiversity.
- 
- No argument with the development of the farm per se;
  - Access to Hempsted School, medical services and utilities;
  - Impact of the occupants' and construction traffic;
  - Why can't the private road to the farm and Bank Cottage be used?;
  - Access arrangements for future development in the area;
  - Financial compensation for disruption;
  - Ladywell Close needs resurfacing.



5.4 The full content of all correspondence on this application can be inspected online or at Herbert Warehouse, The Docks, Gloucester, prior to the Committee meeting.

## **6.0 OFFICER OPINION**

6.1 It is considered that the main issues with regard to this application are as follows:

- Principle
- Design and conservation
- Traffic and transport
- Residential amenity
- Ecology
- Drainage
- Trees and soft landscaping
- Archaeology
- Education

### Principle

6.2 The site is at the edge of the built up area of Hempsted, which has a range of local facilities and public transport provision. The farm was previously separate from the built up area but is linked to the main part of the village by the modern housing development of Ladywell Close and the Primary School. There is no locally defined urban boundary, and while the site is not allocated for residential development (and due to being land occupied by agricultural buildings it is not within the definition of 'previously developed land'), I consider it would be a modest and acceptable expansion of the residential development in Hempsted. The development would comprise a windfall in terms of housing supply, which is an important contributor to 5 year housing land supply calculations.

### Design and conservation

6.3 The site is within the Conservation Area and the buildings are recorded in the Conservation Area Appraisal as 'Positive Buildings'. The space around them is recorded as 'Positive open space'. A Heritage Statement has been produced examining the significance of the standing buildings and a Structural Report has also been produced to consider the viability of re-use of the buildings.

6.4 The demolition of such buildings in a conservation area used to be dealt with by making an application for conservation area consent. This procedure was removed in October 2013, but the relevant conservation issues are still to be considered as part of the full planning application.

6.5 Of these buildings, the north range of brick sheds appears to date from the mid 1800s, with the southernmost brick barns slightly later in the 1860s. There is some difference of opinion on the provenance of the dutch barn but it is a later addition appearing in late 19<sup>th</sup> century maps and seems to have 20<sup>th</sup> century alterations.

- 6.6 The buildings are generally in such a run-down condition with a range of structural issues and water and vegetation-damage that they are not suitable for conversion. The one possible exception, Barn 2, would need to have the whole roof and much of an exterior wall replaced. Its re-use seems likely to be difficult to achieve in practice. The building itself has limited architectural merit and the importance is in the collection of buildings rather than this building per se. The re-build of this barn on a like-for-like basis is considered acceptable in conservation terms.
- 6.7 It is generally agreed among Officers that this scheme could be a welcome addition in design and conservation terms, which would preserve the area's character and appearance.
- 6.8 The proposed layout follows the general form of the existing arrangement of buildings around a central courtyard. This would achieve a density of 22 dwellings per hectare, and appears a satisfactory balance between the efficient use of the site and the sensitive conservation/design issues.
- 6.9 The north row of units would be in a continuous form reflecting the existing brick range, with the southern row of detached units replacing the existing larger barns.
- 6.10 A key issue is achieving the necessary quality and attention to detail to ensure the farmyard character comes through in the new scheme. I consider conditions are necessary to secure the approval of this to ensure the quality is delivered.
- 6.11 A provisional materials palette has now been provided. Existing bricks will be re-used where possible for the buildings, and this is advocated by the applicants' consultant. The courtyard surfacing will be reconstructed using the existing cobbles where possible to the private areas and new setts to the road.
- 6.12 The central circulation area would be paved rather than tarmac. Farm-style railings to the northern row of gardens would be suitable to retain the character of the Conservation Area at this transition out to the adjacent open land.

#### Traffic and Transport

- 6.13 Ladywell Close is a T-shaped cul-de-sac with a turning head at the end adjacent to the site. The new access would continue on from the turning head into the site. The extension to Ladywell Close is of sufficient width to accommodate the movements associated with 8 additional dwellings.
- 6.14 The existing lane to the north of the site is not suitable to cater for the proposed development. A condition is necessary to ensure the permanent closure of access to the lane from the site.



- 6.15 A swept path analysis has been submitted that demonstrates that a refuse vehicle can access the site, and this is also representative of service and delivery vehicles.
- 6.16 Car parking is provided with at least 2 spaces per plot and most having 3. This is sufficient to comply with the expected levels of car ownership and provide for visitor car parking.

#### Residential Amenity

##### *Overshadowing effects*

- 6.17 The site is to the north of the Ladywell Close properties and given that the rebuilt barn unit 4 is only slightly higher than the existing and the adjacent farmhouse has substantial grounds, I do not consider any harmful overshadowing effects would arise for neighbouring properties.

##### *Overlooking effects*

- 6.18 In terms of overlooking, the adjacent unit to the south, no.11 Ladywell Close, merits consideration. This property has a rear garden of around 30 metres deep and 10-18 metres wide. Units 2 and 3 have two bedroom windows and a bathroom window at first floor facing south to the rear. Unit 4 (the rebuilt barn) has been redesigned to have only a bathroom window at first floor to rear and two rooflights over the stairwell. This redesign is most welcome in my view to improve the relationship with the neighbouring property. Planting is also proposed within the rear gardens of the properties that could provide screening (although the long-term future of tree screening is not always guaranteed).
- 6.19 There would be no significant overlooking from unit 4 given the revised configuration. Unit 3 is 14/14.5m back from the boundary. Unit 2 is aligned with the side elevation of no. 11 and a small area of no. 11's garden. Windows of plot 3 and, to a lesser extent, of unit 2, would be perceived from the garden of no. 11, however the overall effect of the revised scheme would not in my view be of significant harm to the amenities of occupants of this neighbouring property, taking into account the separation distances, the revised proposals and the size and arrangement of the neighbouring garden.

##### *Overbearing effects*

- 6.20 The existing barn is 9-10m off the boundary and 6.7m to ridge. The proposed rebuilt barn is on the same footprint and 7.2m to ridge. I do not consider it would be overbearing to the neighbouring no. 11 to south, especially given the existing situation.
- 6.21 Unit 3 is 14/14.5m back from the boundary (further away than the existing barn in that position) and 7.8m to ridge. Unit 2 is 12m back from the boundary and to the side of the neighbouring property, 7.8m to ridge with a hipped roof. A double garage with a pitched roof would be sited set-back between plots 2 and 3. I do not consider that any of the new buildings would be overbearing such as to cause any significant harm.

##### *Construction phase*

- 6.22 Conditions are considered necessary to control the construction phase in terms of noise, dust and times of work.

*Future occupants*

- 6.23 I consider the properties would provide a satisfactory level of accommodation internally and externally for future occupants.

Ecology

- 6.24 An ecological study has been undertaken and is acceptable in terms of good practice.

*Bats*

Bat activity and roosts were identified on and around the site. The consultants advise that the scale of impact would be limited to one or two individuals for all species (natterer's, noctule, common pipistrelle, soprano pipistrelle, brown long-eared, lesser horseshoe and greater horseshoe identified) and the impact at a species level is likely to be negligible. Control of light levels is needed for the construction phase and for the houses, and over the construction works themselves. The proposed mitigation strategy is to compensate for the loss of roosting opportunities by creating an alternative roost site on land in the applicant's ownership. Bat bricks would also be incorporated. As all the species of bat are a European Protected Species, the Authority must apply the three 'derogation tests' to reflect the considerations when granting a license. These are:

- The activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety;
- There must be no satisfactory alternative; and
- Favourable conservation status of the species must be maintained.

It is considered that the condition of the site must be addressed and a quality redevelopment is needed to preserve the character and appearance of the Conservation Area. There is no alternative if the site buildings are to be dealt with. More information is needed on the proposed alternative roost in order to be clear that the conservation status of the species is maintained.

*Badgers*

- 6.25 The development would result in the loss of a main and subsidiary sett. The consultants advise that there are likely to be other setts within their range but these are unknown so the impact of the loss of the setts should be assumed to be adverse. Given this impact, mitigation will be required. The mitigation strategy is to provide an artificial sett, and I understand that this has actually now been constructed. This will become active following the license application to close the existing sett.

*Hedgehogs*

- 6.26 The consultants advise that there is potential for hedgehogs to use the site for nesting/foraging. The nesting habitat would be lost but the provision of new gardens would offer alternative foraging. Given the small size of the site it is unlikely to have any adverse impact on the distribution and conservation status of hedgehogs.



### *Breeding birds*

- 6.27 Swallows were nesting in buildings on the site and there is potential nesting and foraging habitat for UK BAP species. The consultants advise that the development is likely to have a negative impact on small numbers of nesting birds but due to the small scale would be unlikely to alter the distribution or conservation status of the species. New gardens would offer replacement foraging opportunities and nesting opportunities could be created by nest boxes and access to new structures. With the inclusion of these measures the impact could be reduced to neutral.

### *Reptiles and amphibians*

- 6.28 No evidence of their presence was found during the surveys so it is considered to have low potential. Use of the site for foraging is possible mid-April to mid-October. The development would result in the loss of suitable terrestrial habitat but the new gardens would create replacement habitat.

### Drainage

- 6.29 The foul and surface water drainage system for the development would connect to the existing sewers in Hempsted Lane. The Drainage Engineer seeks approval of the final system which can be secured by condition. The water quality components of a sustainable urban drainage system need to be secured also as well as the attenuation.

### Trees and soft landscaping

- 6.30 A tree survey has been undertaken and reviewed by the Tree Officer. Some trees will be lost but none are worthy of a tree protection order. The proposed planting on the submitted landscaping plan includes sufficient mitigation for the loss of the trees. Both the Landscape Architect and Tree Officer are content with the proposals.

### Archaeology

- 6.31 An archaeological evaluation has noted some limited medieval remains and a small quantity of residual Roman material. Given these results and the proximity of known archaeological remains of Roman date to the north-east, there is considered to be a reasonable potential for further remains to be present. Under this scenario a watching brief during ground works is considered reasonable and necessary. Furthermore, as the farm buildings are of some local interest and character as heritage assets and are proposed for demolition, a building recording exercise is similarly considered reasonable and necessary.

### Education

- 6.32 A contribution of £22,868 is requested for primary education. No contributions are sought for pre-school or secondary education. I am advised that the applicant is to submit a unilateral undertaking to secure this.

### Human Rights

- 6.33 In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any affected properties. In particular, regard has been had to

Article 8 of the ECHR (Right to respect for private and family life, home and correspondence) and the requirement to ensure that any interference with the right in this Article is both in accordance with the law and proportionate. A balance needs to be drawn between the right to develop land in accordance with planning permission and the rights under Article 8 of adjacent occupiers. On assessing the issues raised by the application no particular matters, other than those referred to in this report, warrant any different action to that recommended.

## **7.0 CONCLUSION**

- 7.1 There is no objection to the principle of development here which would tidy a derelict site and the proposals show a development of sufficient quality for this location within the Conservation Area. There is also no objection in terms of highway safety or archaeology and the amendments made to the scheme are such that no significant harm would be caused to the amenities of neighbours. Further information is sought on the alternative bat roost. If this proves to be acceptable then there would be no ecological objection either.

## **8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER**

- 8.1 That full planning permission is granted subject to receiving sufficient information to demonstrate that the mitigation measures for bats would maintain the favourable conservation status of the species, the completion of a legal agreement or undertaking to secure a contribution of £22,868 for primary education and the following conditions:

### Condition

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

### Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### Condition

The development shall be undertaken in accordance with the plans referenced

192-1.1 Rev. B – Proposed site layout – received by the Local Planning Authority on 12<sup>th</sup> February 2014

192-1.5 Rev. A – Plot 1 Floor plans – received by the Local Planning Authority on 12<sup>th</sup> February 2014

594-1.6 Rev. B – Plot 1 Elevations - received by the Local Planning Authority on 18<sup>th</sup> February 2014



192-1.7 – Plot 2 & 3 Floor plans - received by the Local Planning Authority on 19<sup>th</sup> November 2013

192-1.8 – Plot 2 Elevations - received by the Local Planning Authority on 19<sup>th</sup> November 2013

594-1.9 – Plot 3 Elevations - received by the Local Planning Authority on 19<sup>th</sup> November 2013

192-1.10 Rev. B – Plot 4 Floor plans - received by the Local Planning Authority on 12<sup>th</sup> March 2014

192-1.11 Rev. B – Plot 4 Elevations - received by the Local Planning Authority on 12<sup>th</sup> March

192-1.12 – Plot 5 Floor plans & elevations - received by the Local Planning Authority on 19<sup>th</sup> November 2013

192-1.13 – Plot 6 Floor plans & elevations - received by the Local Planning Authority on 19<sup>th</sup> November 2013

192-1.14 – Plot 7 Floor plans & elevations - received by the Local Planning Authority on 19<sup>th</sup> November 2013

192-1.15 – Plot 8 Floor plans & elevations - received by the Local Planning Authority on 19<sup>th</sup> November 2013

192-19 – Double garage plans & elevations – received by the Local Planning Authority on 6<sup>th</sup> March 2014

192-18 – Single garage plans & elevations - received by the Local Planning Authority on 6<sup>th</sup> March 2014

except where otherwise required by conditions of this permission.

#### Reason

To ensure the works are carried out in accordance with the approved plans.

#### Condition

The buildings shall not be demolished in accordance with this permission until a contract for the carrying out of the works of redevelopment of the site has been made (confirmation of which shall be provided to the Local Planning Authority prior to demolition).

#### Reason

Pursuant to the provisions of Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### Condition

No demolition shall take place until a Demolition Statement has been submitted to and approved in writing by the Local Planning Authority. This shall identify the method of demolition, the areas of materials to be salvaged

for re-use in the development, the method of their removal, and the method of storage of those materials. Demolition shall only take place in accordance with the approved Demolition Statement.

Reason

To preserve the character and appearance of the Conservation Area in accordance with Policy BE.29 of the 2002 City of Gloucester Second Deposit Local Plan and the Paragraph 131 of the National Planning Policy Framework.

Condition

No demolition or construction shall take place until an Ecological Method Statement for the demolition and construction phases has been submitted to and approved in writing by the Local Planning Authority. This shall include details of how ecological interests will be preserved including a timetable for the works. Demolition and construction shall only take place in accordance with the approved Ecological Strategy.

Reason

To preserve ecology in accordance with Policy B.7 of the City of Gloucester Second Deposit Local Plan 2002 and the National Planning Policy Framework.

Condition

No demolition or construction shall take place until a Noise and Air Pollution Strategy for the demolition and construction phases has been submitted to and approved in writing by the Local Planning Authority. Demolition and construction shall only take place in accordance with the approved Noise and air pollution Strategy.

Reason

To preserve the amenities of the area in accordance with Policies FRP.10, FRP.11 and BE.21 of the City of Gloucester Second Deposit Local Plan 2002 and the National Planning Policy Framework.

Condition

During the demolition and construction phases no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times – Monday to Friday 0800hours to 1800hours, Saturday 0800hours to 1300hours, and for the avoidance of doubt not at any time on Sundays or bank holidays.

Reason

To protect the amenities of local residents in accordance with Policy BE.21 of the Second Deposit City of Gloucester Local Plan 2002.

Condition



No above-ground construction works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

External facing materials for walls (including specifying salvaged materials);  
External facing materials for roofs (including specifying salvaged materials);  
Hard surfacing materials (including specifying salvaged materials);  
Brick bond and mortar mix specification;  
Materials for windows and doors and scaled drawings of their reveal depths;  
External finish of flues and meter boxes (including plans of their location);  
Specification of rainwater goods;  
Plans showing the location for any satellite dishes;  
Scaled elevation drawings of boundary treatments;  
Plans and materials specification of any bin storage facilities.

Development shall take place only in accordance with the approved details.

#### Reason

To secure a high quality of design and preserve the character and appearance of the Conservation Area in accordance with Policies BE.7 and BE.29 of the 2002 City of Gloucester Second Deposit Local Plan and Paragraph 131 of the National Planning Policy Framework.

#### Condition

No construction of any building shall commence until details of any external lighting to the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall address potential effects on bats. Any external lighting shall only be implemented as approved and shall be maintained as such for the duration of the development and no additional external lighting shall be installed within the development at any time without the prior written consent of the Local Planning Authority.

#### Reason

In the interests of ecological preservation in accordance with Policy B.7 of the Second Deposit City of Gloucester Local Plan (2002) and the National Planning Policy Framework.

#### Condition

*A condition, as necessary, to secure the implementation to full working order of the alternative bat roost at an appropriate time and its retention.*

#### Reason

In the interests of ecological preservation in accordance with Policy B.7 of the Second Deposit City of Gloucester Local Plan (2002) and the National Planning Policy Framework.

#### Condition

No development shall take place until details of bat bricks and bird boxes to be installed have been submitted to and approved in writing by the Local Planning Authority. The approved bat bricks and bird boxes shall be implemented within any buildings prior to the occupation of any such respective building and within external areas concurrently with the implementation of landscaping unless an alternative timetable is agreed in writing with the Local Planning Authority.

Reason

To preserve ecology in accordance with Policy B.7 of the City of Gloucester Second Deposit Local Plan 2002 and the National Planning Policy Framework.

Condition

The Badger Mitigation shall be undertaken in accordance with the Methodology received by the Local Planning Authority on 19<sup>th</sup> November 2013. The existing sett on site shall not be closed and no demolition shall take place until the alternative sett is shown to be active with such evidence having been submitted to and agreed in writing by the Local Planning Authority.

Reason

In accordance with the submitted ecological report and to preserve ecology, in accordance with Policy B.7 of the City of Gloucester Second Deposit Local Plan 2002 and the NPPF.

Condition

The soft landscaping scheme (which shall comprise that shown on Plan ref. C174/P/77 unless any variation is agreed to in writing by the Local Planning Authority) shall be carried out concurrently with the development hereby permitted and shall be completed no later than the first planting season following the completion of the development. The planting shall be maintained for a period of 5 years. During this time any trees, shrubs or other plants which are removed, die, or are seriously damaged shall be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year maintenance period.

Reason

To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment in accordance with Policies BE.4 and BE.12 of the Second Deposit City of Gloucester Local Plan (2002) and the National Planning Policy Framework.

Condition

No development including demolition or site clearance shall be commenced on the site or machinery or material brought onto the site for the purpose of



development until full details of adequate measures to protect trees and hedgerows have been submitted to and approved in writing by the Local Planning Authority. This shall include:

(a) Fencing. Protective fencing must be installed around trees and hedgerows to be retained on site. The protective fencing design must be to specifications provided in BS5837:2005 or subsequent revisions, unless agreed in writing with the local planning authority. A scale plan must be submitted and approved in writing by the Local Planning Authority accurately indicating the position of protective fencing. No development shall be commenced on site or machinery or material brought onto site until the approved protective fencing has been installed in the approved positions and this has been inspected on site and approved in writing by the Local Planning Authority. Such fencing shall be maintained during the course of development,

(b) Tree Protection Zone (TPZ) The area around trees and hedgerows enclosed on site by protective fencing shall be deemed the TPZ. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, citing of site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within the TPZ, unless agreed in writing with the Local Planning Authority. The TPZ shall be maintained during the course of development

#### Reason

To ensure adequate protection to existing trees which are to be retained, in the interests of the character and amenities of the area in accordance with policies B.10 and BE.4 of the Second Deposit City of Gloucester Local Plan (2002) and the National Planning Policy Framework.

#### Condition

No unit shall be occupied until the boundary treatments to that property have been implemented in accordance with the plan ref C174/P/77 and the specification agreed under Condition 8.

#### Reason

In the interests of privacy and to preserve the character and appearance of the Conservation Area in accordance with Policies BE.21 and BE.29 of the City of Gloucester Second Deposit Local Plan 2002 and Paragraphs 17 and 131 of the National Planning Policy Framework.

#### Condition

No demolition or construction work shall take place within the proposed development site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic environment work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme will provide for archaeological monitoring and recording (a 'watching brief')

during ground works related to the development proposal, with the provision for appropriate archiving and public dissemination of the findings.

#### Reason

The proposed development site has potential to include significant elements of the historic environment. If present and revealed by demolition and development works, the Council requires that these elements will be recorded during groundworks and their record made publicly available. This is in accordance with Policies BE.31 and BE.37 of the Second Deposit City of Gloucester Local Plan (2002) and Paragraphs 131 and 141 of the National Planning Policy Framework.

#### Condition

No development or demolition shall take place within the proposed development site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic environment work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme will provide for archaeological recording of significant elements of the historic built environment that are likely to face an impact from the proposed development and any proposed demolition, with the provision for appropriate archiving and public dissemination of the findings.

#### Reason

The proposed development site includes significant elements of the historic built environment. The Council requires that these elements will be recorded in advance of any development or demolition and their record be made publicly available. This is in accordance with paragraph 141 of the National Planning Policy Framework.

#### Condition

No development shall commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall incorporate a Sustainable Urban Drainage System (SuDS) unless otherwise agreed to by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before any unit is occupied.

#### Reason

To ensure that the development is provided with a satisfactory means of drainage, to reduce the risk of creating or exacerbating a flooding problem, to minimise the risk of pollution, and to prevent surface water discharging onto the highway in the interests of highway safety in accordance with Policies FRP.1a, FRP.6, FRP.11 and TR.31 of the City of Gloucester Second Deposit Local Plan 2002.



#### Condition

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities; and
- vi. specify the intended hours of construction operations;

#### Reason

In the interests of highway safety and in accordance with Policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002) and Paragraph 32 of the NPPF.

#### Condition

No dwelling shall be occupied until the gate between the courtyard and the existing lane is fixed shut as shown on plan ref. 192-1.1 Rev. B – Proposed site layout – received by the Local Planning Authority on 12<sup>th</sup> February 2014, and it shall be retained as such for the duration of the development.

#### Reason

To prevent access to Newark Farm access lane as this is not suitable for additional pedestrian, cycle or vehicular traffic, in the interests of highway safety and in accordance with Policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002) and Paragraph 32 of the NPPF.

#### Condition

No construction of a building shall take place until full details of any flues and ducting for all above-ground services, satellite dishes and antennae to be incorporated externally onto that building have been submitted to and approved in writing by the Local Planning Authority. Such equipment shall be installed in accordance with the approved details.

#### Reason

In the interests of protecting the character and appearance of the Conservation Areas in accordance with Policies BE.7 and BE.29 of the Second Deposit City of Gloucester Local Plan 2002), and the National Planning Policy Framework.

#### Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences/gates/walls, outbuildings,

extensions, or alterations to roofs including dormer windows shall be constructed other than those expressly authorised by this permission.

**Reason**

In the interests of protecting the character and appearance of the Conservation Areas in accordance with Policies BE.7 and BE.29 of the Second Deposit City of Gloucester Local Plan 2002), and the National Planning Policy Framework.

**Condition**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows above ground floor level other than those expressly authorised by this permission shall be constructed in the south-facing elevations (those facing no. 11 Ladywell Close) of the properties marked as Plots 2, 3 and 4 or the west facing elevation of the property marked as Plot 4 on the approved layout plan.

**Reason**

In order to protect the residential amenity of adjacent properties in accordance with Policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002) and Paragraph 17 of the National Planning Policy Framework.

**Condition**

The window in the rear (south facing towards no. 11 Ladywell Close) at first floor level of the building shown as plot 4 on the approved site layout shall be constructed so that no part of the framework less than 1.7m above finished floor level shall be openable. Any part below that level shall be fitted with, and retained in, obscure glazing.

**Reason**

In order to protect the residential amenity of adjacent properties in accordance with Policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002) and Paragraph 17 of the National Planning Policy Framework.

**Notes**

Wildlife & Countryside Act 1981 (as amended) and Conservation of Habitats and Species Regulations 2010 – Bats

It is an offence for any person to:

Intentionally kill, injure or take a bat. Under the Habitats Regulations it is an offence to deliberately capture or kill a bat.

Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.

Under the Habitats Regulations it is an offence to damage or destroy a breeding site or resting place of any bat. This is an absolute offence - in other words, intent or recklessness does not have to be proved.



The applicant is therefore reminded that it is an offence under the Wildlife and Countryside Act 1981 (as amended) and Conservation Regulations 1994 that works to trees or building where that work involves the disturbance of a bat is an offence if a licence has not been obtained by DEFRA. If a bat is discovered while work is being undertaken, all work must stop and advice sought from English Nature and the Local Planning Authority. You can also call the UK Bat helpline on 0845 133 228.

Wildlife and Countryside Act 1981 (as amended) – Birds

All birds, their nests and eggs are protected by law and it is thus an offence to:

intentionally kill, injure or take any wild bird

intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built

intentionally take or destroy the egg of any wild bird

intentionally (or recklessly in England and Wales) disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird. The maximum penalty that can be imposed - in respect of a single bird, nest or egg - is a fine of up to £5,000, six months imprisonment or both.

The applicant is therefore reminded that it is an offence under the Wildlife and Countryside Act 1981 (as amended) to remove or work on any hedge, tree or building where that work involves the taking, damaging or destruction of any nest of any wild bird while the nest is in use or being built, (usually between late February and late August or late September in the case of swifts, swallows or house martins). If a nest is discovered while work is being undertaken, all work must stop and advice sought from English Nature and the Local Planning Authority.

Note

An informative note regarding badgers and the Protection of Badgers Act 1992.

Note

An informative note regarding protected species generally and the Conservation of Habitats and Species Regulations 2010.

Note

The siting of satellite dishes and antennae will need to be sensitively located and any dishes/antennae to be installed over and above any equipment approved pursuant to Condition 8 above will require the submission of separate formal applications for consideration by this planning authority.

Decision: .....

Notes: .....

.....

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Person to contact: Adam Smith  
(Tel: 396702)



13/01203/FUL

Newark Farm  
Hempsted Lane  
Gloucester  
GL2 5JS

Planning Committee 01.04.2014



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*This type of development is not suitable to be accessed from Ladywell close, there is already not enough parking available for residents and family members etc, furthermore, I not only have my own children (adults), living at home, but we now have four grand children who play in the close due to its safe nature, the further traffic caused by this access would impede on the nature of why we purchased this house in this close. I also have an issue with the road condition, our close road surface is breaking up badly and has never been resurfaced since development in 1980, if this application was to proceed it would need the complete resurfacing of the close. Why can access be from the Newark farm road as what the map would suggest, as you can see from the map, there are only gardens showing adjoining Ladywell Close. As this land was part of Newark Farm and then been split and sold accordingly, we would ask that this application be reconsidered as not suitable, but if this is to be considered, then access should only be from the Newark Farm access road, and not from Ladywell Close. Please leave our close alone.*

Mr Alex Paterson  
4 Ladywell Close  
Gloucester  
GL2 5XE



*My and my wife's comments are as follows: What consideration has been given to the possibility of bats (an endangered species) living in the buildings that are to be demolished? If the houses are to be occupied by people with children of school age can Hempsted School cope with the extra numbers? However the houses are to be occupied what consideration has been given to the possibility of noise therefrom - whether by vehicles or by the occupants? What facilities are there to be with medical support? What facilities are provided for cars to be parked on site? We live opposite the entrance to Ladywell Close and have owned No8 for 26 years (living there for 22). We brought the house because of the quietness of the village and the Close. That could all change, with cars for the new development heading first for our house before turning right into the new development. What financial compensation are we to be offered to counter this, and the noise and pollution caused by the vehicles involved in the building work? Why has the Highways Agency said that the only access to the new site is via Ladywell Close? What work will be involved in Ladywell Close per se - for example resurfacing, sewerage, and mains water supply? Why cannot the access to occupants cars and vehicles involved with building work not be via the private road to Newark Farm? Whilst the above have all been framed as questions, behind each is an objection.*

Mr Peter Canning  
8 Ladywell Close  
Gloucester  
GL2 5XE

Hello

Comments have been submitted regarding proposal [Demolition of existing farm buildings and construction of 8 no. dwellinghouses and associated garages and parking, and formation of new vehicular access from Ladywell Close at Newark Farm Hempsted Lane Gloucester GL2 5JS](#). The following supporting comment was made today by Mr Donald Stockwell.

*The old farm buildings are becoming an eye sore in the village, plus a possible habitat for vermin. To replace them with a sensitively designed group of properties, in size, comparable with the existing buildings, will in my opinion enhance the village scene. I appreciate the people who live in Ladywell Close, may object, but the design of their Close always intended that there would be access from Ladywell to the farm building site.*

Mr Donald Stockwell



BUSINESS SUPPORT  
SERVICES

14 JAN 2014

11 Ladywell Close  
Hempsted  
Gloucester  
GL2 5XE

Gloucester City Council  
Development Control  
Herbert Warehouse  
The Docks  
Gloucester  
GL1 2EQ

Dear Sir/Madam

**Ref: 13/01203/FUL**  
**Planning Application, Neward Farm, Hempsted**

Living adjacent to the above proposal, I feel little or no consideration has been given to 11 Ladywell Close where we have lived for the last twelve years. In particular four houses will be looking directly onto our property. This particular concern would be alleviated if the windows on the upper floor of these houses when built faced west rather than south. I would also like to reiterate the same concerns which Mr P Canning has already expressed in his objections to you.

Yours faithfully

Robert H Fleming

[REDACTED]  
[REDACTED]  
Mr A Smith  
Gloucester City Council - Development Control  
Herbert Warehouse, The Docks  
Gloucester  
GL1 2EQ

27 February 2014



Dear Mr Smith

Ref: 13/01203/FUL  
Planning Application, Newark Farm, Hempsted

### **INVASION OF PRIVACY**

With reference to the renewed plans submitted by Newland Homes relocating some of the windows in relation to Plot 4, the windows on Plot 1, 2 and 3 are in close proximity to us, with the windows looking directly onto our property.

The reason that we bought the above property is my wife's love of gardening and she would feel most uncomfortable if the development was to go ahead in its present form. We always anticipated building on this site, envisaging the barn conversion and five or six quality detached bungalows on the remainder of the site (similar comments have been made by the Civic Trust). To say there would be an invasion of privacy under the current plans would be an understatement.

### **WILD LIFE**

Having lived at 11 Ladywell Close, adjacent to the proposed development at Newark Farm, for the past fourteen years, we have been privileged to witness the unique benefits this site has for the local wildlife. Many species, ranging from insects to larger mammals have prospered from this uncommon haven. The long grasses have proven invaluable to creatures such as snakes, badgers, foxes and pollinating insects. The old stables and barn have provided shelter for badger and fox cubs. Furthermore, the barn has been home to numerous bird species and a bat population, one assumes Newland Homes have obtained a European Protected Species Licence. The subsequent plans for the developers to include new roosting locations for the bats is insufficient as there is no guarantee that the bats will happily relocate, effectively forcing out a protected species for only eight homes.

It appears we are losing the habitat of dozens of species for a very small amount of gain. A more suitable site could be sought that would not upset such a variety of wildlife and destroy a unique habitat. I feel that within one mile of this area a lot more homes could be built without upsetting the biodiversity of the area.

Yours sincerely

[REDACTED]  
R H Fleming

Dear Adam Smith,

Thank you for your letter of 18 February 2014 about the planned development at Newark Farm Hempsted lane. My comments are as follows.

Neither I nor my wife have any argument with the development of Newark Farm per se. We are not overlooked by the Farm, neither do we overlook it. The same cannot be said of the Ladywell Close property adjoining the Farm but they will have to voice their feelings. We wonder though about the new homes' access to Hempsted School (which is already full we understand), the availability of medical care, and the ability of sewerage, water, gas, and electricity to cope. In respect of gas we have already seen a representative measuring up the adjacent spur of Ladywell Close with a view to quoting for the installation of gas pipes.

Where we do have an objection is the Highways Agency saying that the only access to the new development is via Ladywell Close. I and my wife have lived at No 8 for some 20 years. We brought the house with the aim of seclusion and peace and village life, yet now we are faced literally directly with traffic going to the new houses and turning right opposite us (and vice versa for leaving traffic). Not only with that traffic but, we guess, with all the building traffic as well. A local inhabitant has said that all along Ladywell Close was intended to be a link with Newark Farm. We wonder if that is true and, if it is, where it is laid down.

We wonder why the Private Road to Newark Farm and Bank Cottage cannot be used for the planned development. If it is that the building traffic will be using that road, why cannot the new houses use that road as well. And we wonder about access to what we believe will be the eventual new development of many (more) houses to the West of Hempsted Lane. As we understand it access to that development will be via Honeythorne Close and that area. Can that area cope? Or, will there be an additional access (or access) via the Private Road to Newark Farm and Bank Cottage (or Ladywell Close). If the latter ever comes to pass then that will make a mockery of access to the new houses at Newark Farm being via Ladywell Close.

In conclusion it will not have escaped your notice (and hopefully that of the Highways Agency) that Ladywell Close needs resurfacing. Also, we look forward to all the affected houses in Ladywell Close (No8 included) receiving financial compensation - possibly by way of a reduction in council tax- for the disruption that could be caused by access to the new development being via our Close.

In passing you should be aware that at the entrance to Ladywell Close on a lamppost is a notice dated 29 November 2013 about planning. That says that the plans can be inspected at Development Control. All the information that I have gleaned to date suggests that that is simply not true. Development Control has been beyond the reach of public face to face access for at least one year.

Yours sincerely

Peter and Diana Canning



## GLOUCESTER CITY COUNCIL

<b>COMMITTEE</b>	<b>:</b>	<b>PLANNING</b>
<b>DATE</b>	<b>:</b>	<b>1<sup>ST</sup> APRIL 2014</b>
<b>ADDRESS/LOCATION</b>	<b>:</b>	<b>EDISON CLOSE QUEDGELEY</b>
<b>APPLICATION NO. &amp; WARD</b>	<b>:</b>	<b>13/00887/FUL QUEDGELEY FIELDCOURT</b>
<b>EXPIRY DATE</b>	<b>:</b>	<b>17<sup>TH</sup> FEBRUARY 2014</b>
<b>APPLICANT</b>	<b>:</b>	<b>MR OMER GUNEY</b>
<b>PROPOSAL</b>	<b>:</b>	<b>STATIONING OF A HOT FOOD CATERING VAN.</b>
<b>REPORT BY</b>	<b>:</b>	<b>BOB RISTIC</b>
<b>NO. OF APPENDICES/ OBJECTIONS</b>	<b>:</b>	<b>SITE LOCATION PLAN 4 LETTERS OF REPRESENTATION</b>

### **1.0 SITE DESCRIPTION AND PROPOSAL**

- 1.1 The application site is located upon the eastern side of Edison Close, which is a commercial cul-de-sac accessed from Telford Way and within the in Walterwells Business Park.
- 1.2 To the north and west of the site are numerous commercial and industrial buildings and lay-by parking and to the east of the site is commercial land yet to be developed.
- 1.3 Nearby developments include are the police custody centre which is currently under construction and 'Capital Venue' snooker academy at the far end of Edison Close.
- 1.4 The application seeks planning permission to station a hot food vending van on the eastern side of the street, with a serving hatch facing the pavement.
- 1.5 The proposed hours of operation are 18:00 to 23:00hrs 7 days a week. The van would be driven away from the site each day.
- 1.6 The application has been brought before the planning committee as the proposal is for a 'hot food takeaway' which has received public objections.

### **2.0 RELEVANT PLANNING HISTORY**

- 2.1 None

### **3.0 PLANNING POLICIES**

3.1 The statutory development plan for Gloucester remains the 1983 City of Gloucester Local Plan. Regard is also had to the policies contained within the 2002 Revised Deposit Draft Local Plan which was subject to two comprehensive periods of public consultation and adopted by the Council for development control purposes. The National Planning Policy Framework has been published and is also a material consideration.

3.2 For the purposes of making decisions, the National Planning Policy Framework sets out that policies in a Local Plan should not be considered out of date where they were adopted prior to the publication of the National Planning Policy Framework. In these circumstances due weight should be given to relevant policies in existing plans according to their degree of consistency with the National Planning Policy Framework.

3.3 The policies within the 1983 and the 2002 Local Plan remain therefore a material consideration where they are consistent with the National Planning Policy Framework.

3.4 From the Second Stage Deposit Plan the following policies are relevant:

3.4.1 BE.21 - Safeguarding of Amenity

Planning permission will not be granted for any new building, extension or change of use that would unreasonably affect the amenity of existing residents or adjoining occupiers

3.4.2 FRP.11 – Pollution

Development that may be liable to cause pollution of water, air or soil, or pollution through noise, dust, vibration, light, heat or radiation will only be permitted if the quality and enjoyment of the environment would not be unduly damaged or put at risk.

Particular attention will be given to development of potentially polluting uses in close proximity to sensitive uses such as schools, hospitals, housing or offices.

Development of sensitive uses such as schools, hospitals, houses and offices will not be permitted where they would be adversely affected by existing polluting uses.

3.5 In terms of the emerging local plan, the Council is preparing a Joint Core Strategy with Cheltenham and Tewkesbury Councils and has recently published for consultation a Draft Joint Core Strategy in October 2013. In addition to the Joint Core Strategy, the Council is preparing its local City Plan which is taking forward the policy framework contained within the City Council's Local Development Framework Documents, which reached Preferred Options stage in 2006.

3.6 On adoption, the Joint Core Strategy and City Plan will provide a revised planning policy framework for the Council. In the interim period, weight can be attached to relevant policies in the emerging plans according to

- The stage of preparation of the emerging plan
- The extent to which there are unresolved objections to relevant policies; and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the National Planning Policy Framework

#### **4.0 CONSULTATIONS**

4.1 Environmental Protection Officer – Raised no objections subject to conditions relating to opening hours.

4.2 Gloucestershire County Highways – Raised no objection.

#### **5.0 PUBLICITY AND REPRESENTATIONS**

5.1 The occupiers of eighteen neighbouring properties were notified of the application by letter. The application was also advertised by a site notice.

5.2 At the time of writing four letters of representation have been received. The comments raised are summarised below:

- Poor highway visibility due to being located too close to a junction and on a bend. This would cause a hazard and also parked cars visiting the Van would also cause a hazard.
- There are 2 other purpose built food outlets in Waterwells Business Park close by
- These 2 premises are both restricted by opening hours and can not open after 18:00 hrs due to planning restrictions.
- As the owner of one of these other food establishments and other units adjoining we will also apply for late night opening on grounds of precedent.
- Would be totally out of character in this area,
- We have off road parking and facilities on site.
- I have not had notification of the application this is the case with several other near neighbours.
- Edison Close is a narrow business only site.
- Already very little parking and passing room.
- Installation of a hot food van would add additional traffic and interrupt existing business.
- The buildings were erected for B1 business use.
- There is no public parking for workers
- Edison Close is already under pressure, and proposals to convert some buildings to Retail.
- Parking, that problems will increase when rest of close is built.
- There are already food outlets within walking distance.



- Multiple "mobile" sandwich vans passing several times a day.

5.3 The full content of all correspondence on this application can be inspected at the Herbert Warehouse reception, The Docks, Gloucester, prior to the Committee meeting.

## **6.0 OFFICER OPINION**

6.1 The application seeks planning permission for the stationing of a mobile hot food catering van, which would operate between the hours of 6pm and 11pm daily.

6.2 The character of the area is commercial and industrial and the nearest residential properties are some 120 metres to the north on Naas Lane. The proposal would therefore not result in any harm to residential amenities.

6.3 The proposed van would not be out of keeping with the industrial character of the area which is serviced by a variety of private and commercial vehicles.

6.4 As the proposed van will operate during evening hours it is considered that there will be little or no disturbance to the surrounding commercial properties.

6.5 Concerns have been expressed by existing catering operators, the nearest of which is at 1 Oakhill Court which is located on the western side of Telford Way and approximately 180 metres from the application site. It is not the role of the planning system to protect against competition.

6.6 An objector has also raised concerns with regards to his operating hours of his food business which are limited by condition to 6pm. A review of the relevant planning application reveals that the hours granted reflect what was applied for in that particular application. Should the objector wish to vary this condition he would be entitled to and the application as in this instance would be considered upon its own merits.

6.7 The proposed van would operate outside of principal business hours of the many of the surrounding commercial units, and would not therefore conflict with ore frequent daytime business activities.

6.8 The evening opening and transient nature of the takeaway customers is unlikely to result in any pressures upon existing parking provision, and it was noted on site that the adjoining highway is not subject to any parking restrictions.

6.9 Gloucestershire County Highways officer has raised no objections to the proposed change of use and it is concluded that the proposal would not have a severe impact on the highway safety.

6.10 I consider it reasonable to include a condition requiring a bin to be provided during trading hours in order to minimise possible impacts from litter and Vermin.

- 6.11 In the unlikely event of any anti-social behaviour associated with the proposal, this is best controlled by the police and the city licensing officers.

## **6.0 CONCLUSION/REASON FOR APPROVAL**

- 6.1 The impacts of the siting and operation of the hot food vending van have been carefully considered. It is concluded that on balance and subject to compliance with conditions, the proposed use would not result in demonstrable harm to the character of the area or highway safety. For these reasons the proposal is considered to be in accordance with policies BE.21 and FRP.11 of the Gloucester City Council Second Deposit Local Plan 2002.

## **7.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER**

- 7.1 That planning permission is granted subject to the following conditions:

### **Condition 1**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

### **Reason**

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### **Condition 2**

The use hereby permitted shall be carried out in accordance with the submitted application form, supporting information, received by the local planning authority on 23<sup>rd</sup> December 2013, as well as any other conditions attached to this permission.

### **Reason**

To ensure that the use is carried out in accordance with the approved plans and in accordance with policies contained within Second Deposit City of Gloucester Local Plan (2002).

### **Condition 3**

The use hereby permitted shall only open to the public between the following hours: 18.00 and 23.00 Monday to Sundays and Bank Holidays.

### **Reason**

To safeguard the amenities of the locality in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

### **Condition 4**

A litter bin shall be provided at the site at all times that the van is stationed and open for business. The litter & bin shall be removed from the site every day.

**Reason**

To protect the amenities of the occupiers of neighbouring properties and in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 5**

Prior to the commencement of the development a waste management plan relating to waste oil, shall be submitted to and approved in writing by the local planning authority. The approved plan will be implemented before the first use of the development and shall be adhered to for the duration of the use.

**Reason**

To protect the amenities of the occupiers of neighbouring properties and in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Decision: .....

Notes: .....

.....

.....

Person to contact: Bob Ristic (Tel: 01452 396822)



13/00887/FUL

Edison Close  
Quedgeley  
Gloucester

Planning Committee 01.04.2014



Dear Bob,

Many thanks for taking the time to send me the plans for 13/00887/FUL, and also for taking the time to discuss the issue in such detail. You will no doubt see an objection from me through the web portal. I feel that I should withdraw this objection, as local "mis-signposting" by our developer led me to believe that the proposal was within what you call Stanley Court rather than Edison Close. I therefore feel it would have no impact on business in Stanley Court. I would like to take this opportunity however to point out that visibility exiting Edison Close to Telford Way is restricted at all times, and poorly lighted at night, especially when considering the well used cycle path crossing the Edison Close exit. I don't think that this will effect this proposal, but the increasing use of Edison Close in general may mean that it may warrant attention.

With regard to the application relating to Unit 1, our only concern would be one of access and customer parking, (similar to my initial objection for the above). Currently Quedgeley Carpets are good responsible neighbours, but the nature of their business and advertising leads us and other residents of Stanley Court to be concerned about a longer term plan to encourage a change of use of the building to retail, something that we would object to unless adequate parking and access could be demonstrated. It is my understanding that only 3 spaces are allocated to the unit, and these appear to be already used by the company's employees.

Sincere Regards,

Simon Turner  
S.A.L. Trading Ltd,  
3 Stanley Court  
Edison Close,  
Waterwells Business Park,  
Gloucester  
GL2 2AE

Hello

Comments have been submitted regarding proposal [Stationing of a hot food catering van. at Edison Close Quedgeley Gloucester](#). The following objection was made today by Mr Charlie Oakhill.

*I object to the Planning Application in Edison Way for a Mobile Hot Food Retail outlet on the following grounds. 1. Poor Highway visibility due to being located too close to a junction and on a bend. This would cause a hazard and also parked cars visiting the Van would also cause a hazard. 2. There are 2 other Purpose built Food outlets in Waterwells Business Park close by both are in purpose built buildings. These 2 premisses are both restricted by opening hours and can not open after 18:00 hrs due to planning restrictions. Should this application be passed as the owner of one of these food establishments and other units adjoining we will also apply for late night opening on grounds of precedents being set, and this would be totally out of character in this area, we have off road parking and facilities on site. We may consider more than one outlet. A site meeting would show without doubt the unsuitability of this proposed site. Please acknowledge my objections as previously they were not posted.*

Mr C Oakhill



*As one of the nearest neighbours to this location I have not had notification of the application this is the case with several other near neighbours. It could easily be construed that it has been a deliberate ploy not to raise any objections from neighbouring businesses who would most likely be the most affected.*

Mr Charlie Oakhill

*Edison Close is a narrow business only site. When access to the Industrial Units loading bays are taken into account there is already very little parking and passing room. Approaches have already been made to the developer about the inadequate parking for the units already. Installation of a hot food van would add additional traffic and antagonise existing parking concerns, and seriously interrupt existing business. The buildings were erected for B1 business use. There is no free public parking for workers for some distance other than the two narrow parking spaces per unit, clearly inadequate in the modern environment. Edison Close is already under pressure due to the developments around the area, and proposals to convert some buildings to Retail. One can only assume that when the other half of the Close's development is completed with a similarly low level of parking, that problems will increase. There are already food outlets within walking distance of the limited number of business in Edison Close, in addition to multiple "mobile" sandwich vans passing several times a day so this will not benefit the business residents of Edison Close at all.*

Mr Simon Turner  
9 Cosford Close Kingsway  
Quedgeley  
Gloucester  
GL2 2BQ

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