

GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **1ST APRIL 2014**

ADDRESS/LOCATION : **LAND AT JUNCTION OF CLIFTON ROAD AND BRISTOL ROAD**

APPLICATION NO. & WARD : **13/00710/FUL
MORELAND**

EXPIRY DATE : **6TH DECEMBER 2013**

APPLICANT : **ALDI STORES LIMITED**

PROPOSAL : **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**

REPORT BY : **BOB RISTIC**

**APPENDICES/
OBJECTIONS** : **SITE LOCATION PLAN**
: **BLOCK PLAN**
: **58 LETTERS OF REPRESENTATION**
: **3 PETTITIONS**

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; Gloucestershire Structure Plan policies – www.gloucestershire.gov.uk/index.cfm?articleid=2112 and Department of Community and Local Government planning policies - 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 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:

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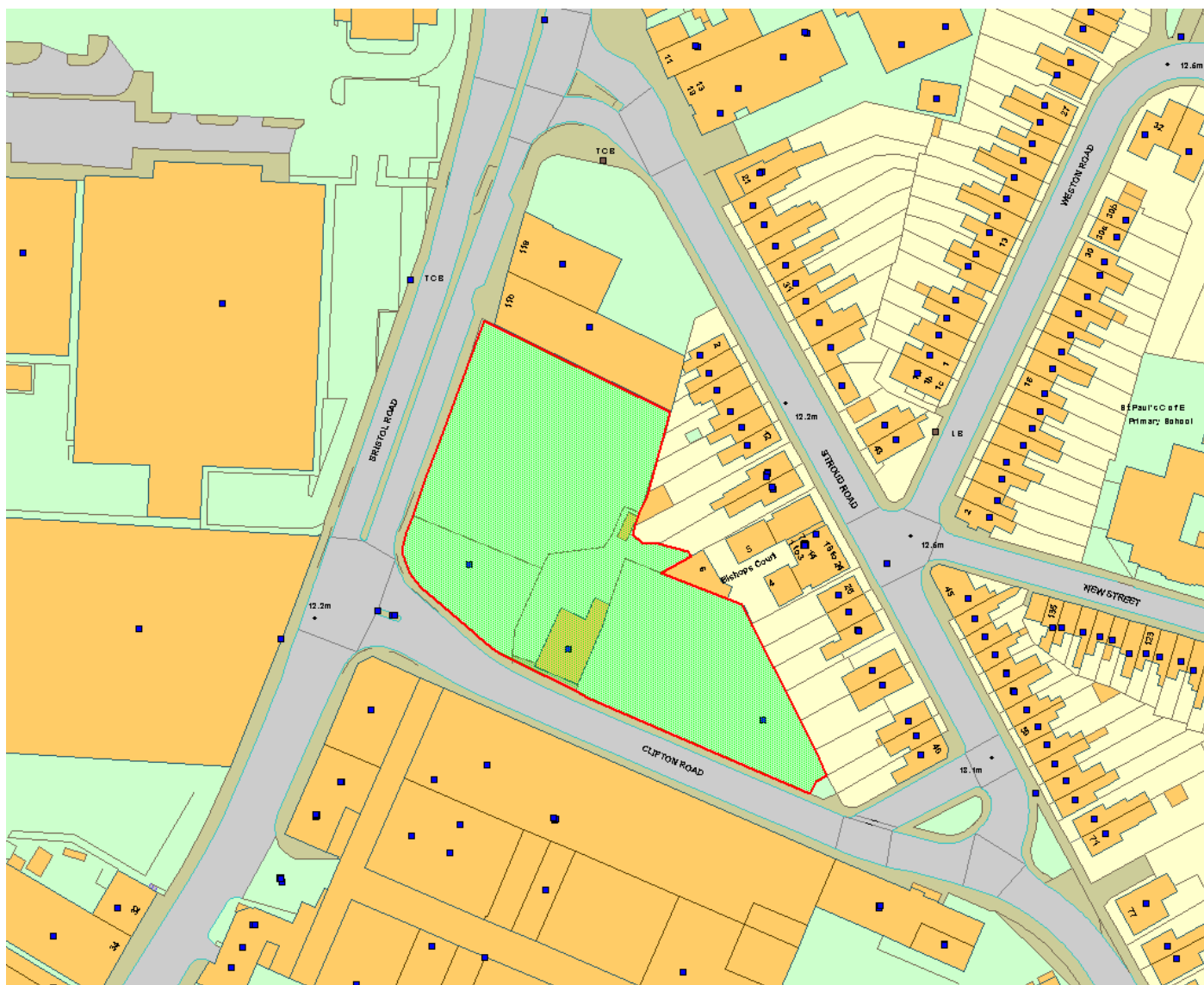
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Person to contact: Bob Ristic
(Tel: 396822)

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

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

REF 13/00710/FUL

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.

P.T.O

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>Condition AR1 <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 2nd September 2013.

With reference to DPDS response dated 13th 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 19th 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 19th 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

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

Peacock & Smith Limited
Second Floor
1 Naoroji Street
London

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 MTCP (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

Location	2011 (sq m net)	2016 (sq m net)	2021 (sq m net)	2026 (sq m net)	2031 (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

2nd 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.

Richard Holmes Property Consultants Ltd,
Highfield House, The Greens, Leafield, Oxon, OX29 9NP
Tel: [REDACTED] Mobile: [REDACTED] E-mail: [REDACTED]
Registered in England & Wales, Registered Office: 30 St Giles, Oxford, OX1 3LE
Company Registered Number: 6486545

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,

Local resident
Stroud RD

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 [redacted]

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 Cupton 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 we 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 clovestra by developing this area into
something worthwhile + good!

Kind regards

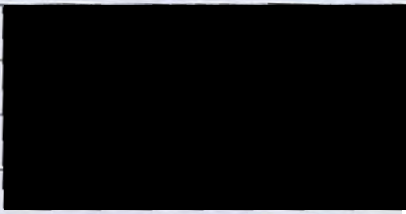


34 Stroud
Road
Gloucester

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

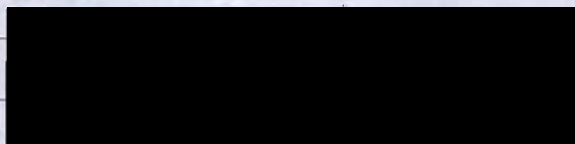
To Whom it may concern

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

3rd 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).

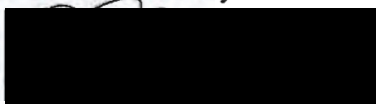
Yes they bring employment to the area but are these jobs really the best or all we have to offer? Where we were once described as "a nation of shopkeepers" we risk our future generations being labelled "a nation of shelf fillers". How will today's youth; for surely the majority of these jobs (minimum 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.

Eboucester.

GL1 5AH.

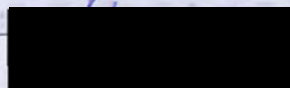
Dear Mr Riestic,

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. Im Barry.

THIS^{IS} 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.

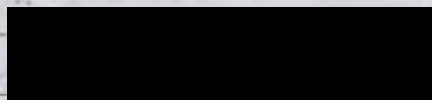
The Manager of Griffin Stores has every reason to be fearful, this old family run business is bound to be affected. The old well worn chestnut of more jobs does not consider the jobs that have already been lost.

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,

Jill Ewon
28 Redwood Ln
MAYSON
GL05
GL4 61Q


GLoucester already HAS
ENOUGH SUPERMARKETS BRISTOL
Rd) FAR TO BUSY I WILL AVOID
THE AREA



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 T Meredith Way
Gloucester
Tuffrey

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 car park 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 42 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.

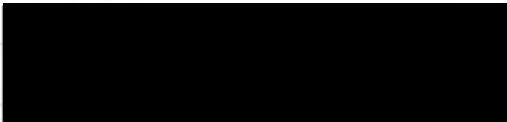
Our Friendly Shop New Street deserves to stay in the community, they are so helpful and put in long hours. They can not do enough for us.

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)
WITHIN STUDY AREA								
Gloucester City Centre								
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
Sub-total	33.62	3.1%	1.00	1.0%	0.21	8.5%	2.09	30.53
Seymour Road Local centre								
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
Sub-total	2.36	0.0%	0.00	0.0%	0.00	0.0%	0.00	2.36
Tredworth High Street Local Centre								
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
Sub-total	3.63	0.0%	0.00	0.0%	0.00	0.0%	0.00	3.63
Baron Street Local Centre								
	2.88	0.0%	0.00	0.0%	0.00	0.5%	0.12	1.84
Queadley District Centre								
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
Sub-total	30.17	0.0%	0.00	31.9%	6.52	0.0%	0.00	23.64
Asda, Kingsway, Queadley - Commitment 2								
		10.0%	3.22			0.0%	0.00	17.02
Churchdown District Centre								
Co-op, 70 St Johns Avenue	1.31	0.0%	0.00	0.0%	0.00	0.0%	0.00	1.31
Co-op, Parson Road	1.11	0.0%	0.00	0.0%	0.00	0.0%	0.00	1.11
Sub-total	2.42	0.0%	0.00	0.0%	0.00	0.0%	0.00	2.42
Abbeyleaze District Centre (Mornings)								
	18.80	12.8%	4.12	6.0%	1.24	0.0%	0.00	13.44
Hinsworth District Centre								
	0.64	0.1%	0.03	0.0%	0.00	0.0%	0.00	0.61
Bradsworth District Centre (Co-op)								
	1.69	0.0%	0.00	0.0%	0.00	0.0%	0.00	1.69
Windsor Drive Local Centre								
	0.86	0.0%	0.00	0.2%	0.04	0.0%	0.00	0.81
Seventh Avenue Local Centre (Co-op)								
	1.41	0.0%	0.00	0.2%	0.04	0.0%	0.00	1.37
Conry Hill Local Centre								
	0.64	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.64
Finlay Road Local Centre (Co-op)								
	1.81	0.0%	0.00	0.0%	0.00	0.0%	0.00	1.81
Motton Avenue Local Centre								
	1.50	0.0%	0.00	0.0%	0.00	0.0%	0.00	1.50
Old Cheltenham Road Local Centre								
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
Sub-total	6.80	0.5%	0.16	0.0%	0.00	0.0%	0.00	6.64
Huccote Road Local Centre								
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	0.54	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.54
Sub-total	4.40	1.0%	0.32	0.0%	0.00	0.0%	0.00	4.08
Out-of-centre								
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	28.55	15.0%	4.83	0.0%	0.00			
Tesco, St Oswalds Road Uplift in Floorspace - Commitment 3		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%	0.00	0.0%	0.00	2.78
Sub-total	212.64	70.5%	22.89	34.1%	7.08	61.0%	14.88	199.62
Morrisons, Railway Triangle - Commitment 1								
				12.0%	2.48	20.0%	4.91	24.79
OUTSIDE STUDY AREA								
		45.0%	11.34	10.0%	17.80	10.0%	22.11	
Other convenience facilities (inc. outside Study Area & SFT)								
		2.0%	0.64	15.0%	3.11	10.0%	2.46	
TOTAL		100.0%	32.10	100.0%	20.71	100.0%	24.56	

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 ratio
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 +0.10% 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
WITHIN STUDY AREA					
Gloucester City Centre					
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%
Sub-total	33.82	5.5%	0.34	33.48	-1.0%
Seymour Road Local centre					
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%
Sub-total	2.36	2.4%	0.15	2.21	-6.4%
Tredworth High Street Local Centre					
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%
Sub-total	3.63	3.0%	0.19	3.44	-5.2%
Baron Street Local Centre					
	2.06	0.5%	0.03	2.03	-1.5%
Queadley District Centre					
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%
Sub-total	30.17	5.5%	0.34	29.82	-1.1%
Churchdown District Centre					
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%
Sub-total	2.42	0.0%	0.00	2.42	0.0%
Abbeystead District Centre (Morrison's)					
	18.80	2.0%	0.12	18.67	-0.7%
Innsworth District Centre					
	0.64	0.0%	0.00	0.64	0.0%
Brookworth District Centre (Co-op)					
	1.69	0.0%	0.00	1.69	0.0%
Widson Drive Local Centre					
	0.86	0.0%	0.00	0.86	0.0%
Seventon Avenue Local Centre (Co-op)					
	1.41	0.0%	0.00	1.41	0.0%
Coney Hill Local Centre					
	0.64	0.0%	0.00	0.64	0.0%
Finlay Road Local Centre (Co-op)					
	1.81	0.0%	0.00	1.81	0.0%
Mazon Avenue Local Centre					
	1.50	0.0%	0.00	1.50	0.0%
Old Cheltenham Road Local Centre					
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%
Sub-total	6.80	0.0%	0.00	6.80	0.0%
Huccell Cole Road Local Centre					
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%
Sub-total	4.40	0.0%	0.00	4.40	0.0%
Out-of-centre					
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	2.37	-16.0%
Tesco Express, Easton 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%
Sub-total	213.64	81.1%	5.07	208.57	-2.4%
OUTSIDE STUDY AREA					
		100.0%	6.25		
Other convenience facilities (Inc. outside Study Area & SFT)					
		0.0%	0.00		
TOTAL					
		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 identified by the

'Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Retail Study 2011-2031' (December 2011) and Turley 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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CLIFTON TRIANGLE, GLOUCESTER

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
Total	1,125	900	225	-	-	6.20	0.94	6.25	1.01

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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CLIFTON TRIANGLE, GLOUCESTER

TABLE 5: ESTIMATED CONVENIENCE TURNOVER OF COMMITMENTS - 2013

Committed Development	Sales Area (sq m)	Sales Area (sq m)	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
Total	12,560	6,550	6,010	-	-	77.70	51.46

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 (%)
THIN STUDY AREA					
Jucester City Centre					
osbury, Northgate Street	13.25	0.7%	0.04	13.21	-0.3%
and, Oxbow	5.34	1.3%	0.08	5.26	-1.5%
rks 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-total	30.53	3.6%	0.22	30.31	-0.7%
ymour Road Local centre					
ip, Seymour Road	1.83	1.3%	0.08	1.55	-4.2%
al shops	0.43	0.3%	0.02	0.41	-3.6%
b-total	2.36	1.6%	0.10	2.26	-4.1%
rdworth High Street Local Centre					
ip, High Street	2.13	1.3%	0.08	2.05	-3.8%
al shops	1.50	0.7%	0.04	1.46	-2.7%
b-total	3.63	2.0%	0.12	3.51	-3.4%
ion Street Local Centre					
	1.94	0.3%	0.02	1.92	-1.0%
edgely District Centre					
u, Quedgeley District Centre	16.05	0.7%	0.04	16.01	-0.3%
5, Bristol Road	4.77	2.3%	0.14	4.63	-3.0%
1, Eastern Avenue	2.82	0.7%	0.04	2.78	-1.4%
b-total	23.64	3.6%	0.22	23.42	-0.9%
du, Kingsway, Quedgeley - Commitment 2					
	17.02	7.5%	0.47	16.55	-2.8%
urchdown District Centre					
ip, 70 St Johns Avenue	1.31	0.0%	0.00	1.31	0.0%
ip, Barton Road	1.11	0.0%	0.00	1.11	0.0%
b-total	2.42	0.0%	0.00	2.42	0.0%
aydlee District Centre (Morsons)					
	13.44	1.3%	0.08	13.36	-0.6%
eworth District Centre					
	0.81	0.0%	0.00	0.81	0.0%
ockworth District Centre (Co-op)					
	1.69	0.0%	0.00	1.69	0.0%
ndor Drive Local Centre					
	0.81	0.0%	0.00	0.81	0.0%
erth Avenue Local Centre (Co-op)					
	1.37	0.0%	0.00	1.37	0.0%
ney Hill Local Centre					
	0.64	0.0%	0.00	0.64	0.0%
ey Road Local Centre (Co-op)					
	1.81	0.0%	0.00	1.81	0.0%
ison Avenue Local Centre					
	1.50	0.0%	0.00	1.50	0.0%
1 Cheltenham Road Local Centre					
co Express, 2-4 Dyt Cheltenham Road, Longlevens	1.94	0.0%	0.00	1.94	0.0%
ip, 129 Cheltenham Road, Longlevens	4.70	0.0%	0.00	4.70	0.0%
b-total	6.64	0.0%	0.00	6.64	0.0%
ocleate Road Local Centre					
ip, 39 Huxtable Road	1.57	0.0%	0.00	1.57	0.0%
ip, 8 Holvey Parade	1.67	0.0%	0.00	1.67	0.0%
al shops	0.64	0.0%	0.00	0.64	0.0%
b-total	4.08	0.0%	0.00	4.08	0.0%
5-al-centre					
co Extra, Gloucester Business Park, Brockworth	37.53	0.0%	0.00	37.53	0.0%
co, St Oswalds Road, Gloucester (Inc. Uplift in Floorpace - Commitment 3)	44.80	13.8%	0.66	41.13	-1.9%
labury, 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-total	193.36	65.2%	4.08	189.27	-2.1%
irrisons, Railway Triangle - Commitment 1					
	24.79	15.0%	0.94	23.85	-3.8%
THICK STUDY AREA					
		100.0%	6.25		
ner convenience facilities (inc. outside Study Area & SFT)					
		0.0%	0.00		
TOTAL					
		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 (%)
WITHIN STUDY AREA							
Gloucester City Centre							
Sainsbury, Northgate Street	1,397	1,187	11,818	14.03	90%	12.56	3.8%
Island, 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%
Sub-total	4,311	4,000	-	31.62	-	28.20	8.6%
Seymour Road Local centre							
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%
Sub-total	317	317	-	2.20	-	2.20	0.7%
Tredworth High Street Local Centre							
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%
Sub-total	650	640	-	3.40	-	3.40	1.0%
Barton Street Local Centre							
	550	550	3,500	1.93	100%	1.93	0.6%
Quedgeley District Centre							
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%
Sub-total	4,484	3,417	-	28.21	-	23.59	7.2%
Churchdown District Centre							
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%
Sub-total	272	272	-	2.26	-	2.15	0.7%
Abeydale District Centre (Worstone)							
	1,623	1,380	12,737	17.58	95%	16.70	5.1%
Innsworth District Centre							
	150	150	4,000	0.60	100%	0.60	0.2%
Brookworth District Centre (Co-op)							
	190	190	8,316	1.58	100%	1.58	0.5%
Windsor Drive Local Centre							
	200	200	4,000	0.80	100%	0.80	0.2%
Seventh Avenue Local Centre (Co-op)							
	159	159	8,316	1.32	100%	1.32	0.4%
Coney Hill Local Centre							
	150	150	4,000	0.60	100%	0.60	0.2%
Finlay Road Local Centre (Co-op)							
	203	203	8,316	1.69	100%	1.69	0.5%
Mason Avenue Local Centre							
	350	350	4,000	1.40	100%	1.40	0.4%
Old Cheltenham Road Local Centre							
Tesco Express, 2-4 Old Cheltenham Road, Longlevens	180	180	10,823	1.97	95%	1.87	0.5%
Co-op, 125 Cheltenham Road, Longlevens	556	528	8,316	4.39	85%	3.73	1.1%
Sub-total	736	708	-	6.36	-	5.40	1.6%
Hucclecote Road Local Centre							
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%
Sub-total	573	573	-	4.12	-	4.12	1.2%
Out-of-centre							
Tesco Extra, Gloucester Business Park, Brookworth	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	36.32	80%	29.06	8.7%
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%
Sub-total	20,870	15,806	-	178.32	-	147.91	44.9%
TOTAL	35,708	29,066	-	284.98	-	213.58	73.9%

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 B '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	
2013	
Population	160,668
Expenditure per Head (£)	2,051
Total Expenditure (£m)	329.59
2018	
Population	167,605
Expenditure per Head (£)	2,103
Total Expenditure (£m)	352.50
Population Growth 2013-2018	6,937
Expenditure Growth 2013-2018 (£m)	22.91

- 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	
2013	
Population	160,668
Expenditure per Head (£)	3,706
Total Expenditure (£m)	595.44
2018	
Population	167,605
Expenditure per Head (£)	4,663
Total Expenditure (£m)	781.50
Population Growth 2013-2018	6,937
Expenditure Growth 2013-2018 (£m)	186.06

- 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

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 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

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.

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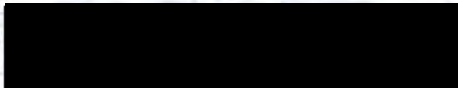
Rst. 13/00710/FUL

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"


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.

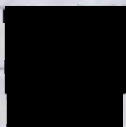
Surely with extra traffic
and parking at rush
hours and Saturday's will
make a huge difference
A no go area.

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.:



2101

no show

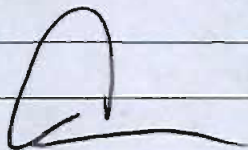
23 fromington

close

Abhaynood

014958

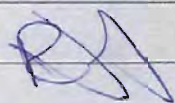
to the council, concerned
for the local people
parking in Aidi is free,
people will park there
for Quays, and will take
Trade from local shops
And custom load has
no room for Artic lorrys.
same problem as India
Roads Sainsbury's store



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;

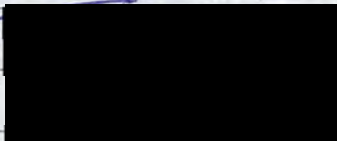
Cornhill's Friendly Corner Shop is one of the original old fashioned style shops which we should keep alive, there isn't many around which is a great shame

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

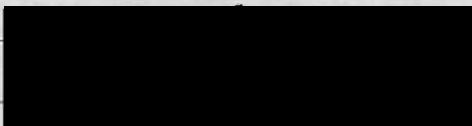
11 Sydenham Terrace

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 little 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 <u>ALDI</u> with it.
	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 from being
Going. ♡

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

	Nearest	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
Tewkesbury
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
72 Under road

Don't threat small shops. Far too many supermarkets (bes)

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 ERMINGHAM PIKE	Keep the small shops
--	--------------------	----------------------

M/R DICKTHALL

WOODRUFF CLOSE

ROBINSWOOD

GLoucester

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 ^{too many Supermarkets}
5 Strood road. ^{will not need to go to town if they keep trying for supermarkets} to many Shops already.

14 New St. Keep little family shops.
30 Bathurst Rd. - ^{dark close down} ^{are shops.}

Bo Wheatridge Cart Abbeydale
20 Chillingworth Imews GLOS GL11HH.

Strood Rd ^{Town will be effected}
57 aima ^{of small shops} 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 Queens 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 LIGHTS 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	- 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 Pinkend 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 Winton Amy Winton Sean Wilson	44 Winton Rd 15 GARTHUS LANE 42 Bishops Cleeve	<ul style="list-style-type: none"> Please support the smaller corner shops area to bissey near to the keys Support Local Communities unlike blue-coat centres. support local shops not more superstores
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 bristol 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
RISNC

REF
13/06710/FUL

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

Petition AGAINST NEW
ALDI STORE NEXT

TO Bob
RUSTIC
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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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.

20
Cashmere
Court
Cross

Lights at Peel Centre / Southgate St / Bristol Rd is a big problem. 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 ^{be} 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

- | Name | Address | Comments |
|------|---------------------------------------|---------------------------------------|
| | WESSCOTE STREET | TO MANY SUPERSTORES |
| 11 | Lacy close | Will affect other LOCAL BUSINESSES. |
| | WBA STORES | ROSS ON W/VA? |
| 2 | Headlam Tuffley | too many shops. |
| 1 | 112 SNEYD ROAD | TOO MANY SHOPS |
| 2 | 23 LIDDINGTON ROAD | LOCAL BUSINESS |
| 2 | 16 SWAN ROAD | LOCAL BUSINESS |
| | 18 Archbold St | Local Business |
| 11 | 21 Ince castleway | SHAM TO Affect Local Small Businesses |
| | 42 Elm Grove rd | Too Many Supermarkets! |
| | 63 SNEYD RD | or above |
| | 12. home kide Gardens | local Business |
| | 56 FRAMPON ROAD | Far Too Many! |
| | 7 Jasmine Cl. Abbeydale | Former corner shop owner |
| | Gloucester. | (Supermarkets badly affected us) |
| | → 11 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 DROVE, 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 Sainsbury's, Tesco, Wait & Aldi in the vicinity plus with extra traffic in an already congested area it's an accident waiting to happen.

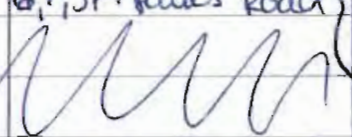
Flats 8, 15

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 ^{SMALL} PROTECTING B. Tomach supermarket affect <u>small</u> businesses
2)	Lower Levens 11 Sydenham Terrace	JUST NOT NEED 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
	46 WATSON ROAD 16 Canvitt St.	'No' we need 'Love'. Not - Corporation.
	6 Minerva Walk 67, St. Paul's road	I think we have too many stores already!
	New Street	Too Many Stores - ^{Large!} need local shop
	191 STROUD.	LOCAL SHOP IS GOOD for Community!
	7 Norman Ballway	Keep Corner shops NO Supermarkets!!
	38 Thores street	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 ANNUL	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 Dawning 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 5U ~~Z~~ 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 Regent St

33 overhadowicke

- - - - -

123 New street

Flat 31 corwin green
court Gloucester

GIL1 SAGI

81 New Street.

19 St Pauls Road

69 New Street.

158

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

Name	Address	Comments
	5 ARMICROFT PLACE, BANWORTH	<i>Edy</i>
	11, Stroud Rd, Glos.	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	All ready to many big supermarkets!
	97 NEW STREET GL1 5AZ	
	63 Stroud Rd	
	Gloucester GL1 5AQ	
	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!
	114 New street.	No need for a new aldi. Too many.

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



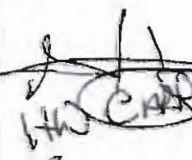
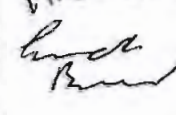
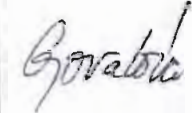
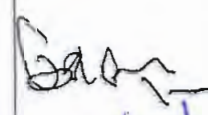


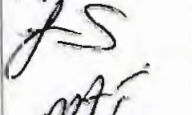
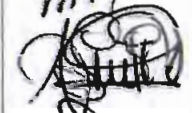

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Name	Address	Comments
	25 HAVEN RD	NO NEED FOR MORE GROCERY STORES NEAR BY
	38 Hampstead Ln	No need
	35 Weston Rd	no more
	38 St Paul's Rd	No more. Too Many No room for small business which is a shame. Keep our local shops.
	34 New Street	
	55 RAUIS 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 ^{within} 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, CAWTON ROAD.	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 silvan Road	" "
	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 Strand 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 ST PAULS RD

keep store.

86 WESGATE
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
^{the small shops}
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	LORRAINE HOUSE	<u>Traffic ALWAYS 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

~~St~~ 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, Goswick Guardean Hill	could affect my job.
	Barnart Way.	Affect Business
	37 MILLBROOK	Very far away
	63 Ainslie Place Close	
	5, OVERBROOK	TO MANY SUPERMARKETS
	Tuffley	Affect Business.
	Kisha Elmstone 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 Rd	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 Rd	IT'S 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	TG SUPPORT FARMER
	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 ^{the area} 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 BUSTON 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 (CCCS)
	92 SMITH LANE. WREXHAM
	27 CARISBROOKE RD.
	———— " ————
	14 KITCHENER AVE, GLOS
	HEMPSTEAD
	"
	"
	BRISTOL RD. GLOS.
	214 BRISTOL RD. GLOS.
	222 BRISTOL RD. GLOS.
	163 BRISTOL 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.

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Comments

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INSIDE your new **FREE** community newspaper



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

See back page

Corner shop fears over plan by store giant

Family says new supermarket could wipe them off the map



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

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



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.



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