

**GLOUCESTER CITY COUNCIL**

**COMMITTEE** : **PLANNING**

**DATE** : **1<sup>ST</sup> NOVEMBER 2011**

**ADDRESS/LOCATION** : **FORMER GLOSCAT SITES TO NORTH EAST AND SOUTH WEST OF BRUNSWICK ROAD**

**APPLICATION NO. & WARD** : **11/00107/FUL & 11/00109/CON WESTGATE**

**EXPIRY DATE** : **11/00107/FUL – 26<sup>TH</sup> MAY 2011  
11/00109/CON – 31<sup>ST</sup> MARCH 2011**

**APPLICANT** : **LINDEN HOMES LTD**

**PROPOSAL** :

**11/00107/FUL – SITE CLEARANCE AND MIXED USE REDEVELOPMENT COMPRISING 10 NO. BLOCKS ON THE GREYFRIARS SITE (LAND TO THE NORTH WEST OF BRUNSWICK ROAD) AND 5 NO. BLOCKS OF THE MEDIA SITE (LAND TO THE SOUTH EAST OF BRUNSWICK ROAD). RESIDENTIAL DWELLINGS COMPRISE 254 TOTAL (INCLUDING 183 DWELLINGS ON THE GREYFRIARS SITE AND 71 DWELLINGS ON THE MEDIA SITE). 350 SQUARE METRES OF CLASS A3 USE ON THE GREYFRIARS SITE (GROUND FLOOR TO BLOCKS A AND B), 1335 SQUARE METRES OF CLASS D1 AND D2 USES ON THE MEDIA SITE (BLOCK M), 367 SQUARE METRES OF CLASS A1 USE ON THE MEDIA SITE (BLOCK M) AND 490 SQUARE METRES OF CLASS B1 USE ON THE MEDIA SITE (BLOCKS J AND M). 207 CAR PARKING SPACES TOTAL (INCLUDING 132 SPACES ON THE GREYFRIARS SITE AND 75 SPACES ON THE MEDIA SITE). CONSTRUCTION OF ACCESS ROADS, NEW PUBLIC THOROUGHFARES, SPACES, SQUARES AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE (EIA APPLICATION – ENVIRONMENTAL STATEMENT SUBMITTED).**

**11/00109/CON – DEMOLITION OF BUILDINGS COMPRISING THE TECHNICAL COLLEGE BUILDING FRONTING BRUNSWICK ROAD ON THE GREYFRIARS SITE (SITE TO THE NORTH WEST OF BRUNSWICK ROAD) AND ALL BUILDINGS ON THE MEDIA SITE (SITE TO THE SOUTH EAST OF BRUNSWICK ROAD)**

**REPORT BY** : **ADAM SMITH**

**NO. OF APPENDICES/  
OBJECTIONS** : **SITE PLAN  
GREYFRIARS AND MEDIA SITE LAYOUTS  
27 REPRESENTATIONS  
BACKGROUND PAPER – PETITION TO  
COUNCIL**

## **1.0 SITE DESCRIPTION AND PROPOSAL**

- 1.1 These applications relate to the former Gloscat campuses to the north west and south east of Brunswick Road. For ease of reference in this report I shall refer to the main campus to the north west of Brunswick Road (that between Parliament Street, Via Sacra, Southgate Street and Brunswick Road) as the 'Greyfriars site'. I shall refer to the media campus to the south east of Brunswick Road (that between the former 'Jumpin' Jacks' site, Hertha House, Cromwell Street and Brunswick Road) as the 'Media site'.
- 1.2 Members will recall that Conservation Area Consent was given in December 2010 for the demolition of the nine-storey tower and associated buildings on the 'Greyfriars' site. Demolition has recently been undertaken. The current applications propose the demolition of all of the remaining buildings on both sites (in the Conservation Area Consent application 11/00109/CON), and the redevelopment of both sites (in the application for Full Planning Permission 11/00107/FUL).
- 1.3 The remaining buildings now proposed for demolition comprise on the Greyfriars site the two-storey 1941 Technical College frontage building arranged around two quadrangles. On the Media site this comprises the three storey campus building arranged in an L-shape and set-down from the Brunswick Road level.
- 1.4 The redevelopment proposals for the Greyfriars site comprise ten main blocks of buildings. Vehicular access would be taken from Brunswick Road towards the library end of this site frontage. Working backwards from this frontage, a new building (Block E) would be added to the end of Parliament Street, fronting the street and the retained area of open space at the frontage. Facing over this open space would be three 4-storey 'villa' blocks of apartments (Blocks B, C and D). Backing onto the Parliament Street properties at the south of the site would be a row of 2-storey houses (Block F). At the centre of the site would be two blocks of 3 and 4-storey houses, outwards facing with a central area of decked gardens above a parking court at ground floor level (Blocks G and H). Adjacent to the Via Sacra and across from the Eastgate market hall would be a 4-storey block of apartments (Block A). In the south west corner of the site, backing onto Chelsea Court would be a row of two and three houses, and adjacent to these at the rear of the site behind Southgate Street would be a 5-storey block of apartments (Block I).
- 1.5 The proposals also involve the retention and refurbishment of the open space at the Brunswick Road frontage – at the southern end this would be an enclosed area of grass and soft landscaping, with a hard landscaped square at the north end adjacent to the library. A second public space is proposed adjacent to the Greyfriars monument and Priory Place.
- 1.6 The redevelopment of the Media site comprises five main blocks of buildings. Vehicular access would be taken from Brunswick Road, running centrally through the site up to the intersection with Cromwell Street. There would only be pedestrian/cycle access through to Cromwell Street. Working from

Brunswick Road to the rear of the site, a new 3-storey (plus basement level) building would be provided at the road frontage containing community space at basement level, commercial space at ground floor, with a doctors' surgery over the first and second floors (Block M). A second building would be provided at the road frontage, to the south of the access road, providing office space at the ground floor frontage and apartments at the rear and over the upper floors (Block J). At the north of the site a 4-storey apartment block would be constructed (Block N). Finally, two rows of 3-storey houses would be provided to the south east of the site, Block K backing onto the southern boundary and Block L backing onto the Cromwell Street properties to the south east. The proposals also include the Council's 'H' car park, which would be utilised to provide additional parking provision to the rear of Block N.

- 1.7 A series of documents has been provided in support of the applications, including an Environmental Statement. The Environmental Statement describes the site and surrounding area; the proposals and alternatives to development; the Planning Policy context; Archaeology; Historic Environment Analysis and Conservation Area Character Appraisal; Townscape and Visual Impact Assessment; Ecology; Transport; Sustainability; Water, Flood Risk and Site Drainage; Air Quality; Waste Management, Contaminated Land; and Noise.

## **2.0 RELEVANT PLANNING HISTORY**

- 2.1 Unsurprisingly there has been a large number of applications associated with the college campuses through the 1960s, 1970s and 1990s (notably in the mid-1960s to 1970s) and telecommunications equipment in more recent years. The following more recent applications are noteworthy:

### 08/01655/CON and 08/01654/FUL

- 2.2 Demolition of 3 (no.) single storey buildings and erection of palisade fencing in 3 (no.) locations. Granted 5<sup>th</sup> February 2009 and undertaken.

### 10/00863/EIA

- 2.3 Mixed use redevelopment of former Gloscat sites to east and west of Brunswick Road to accommodate residential, commercial, health and community uses; associated access, car parking, servicing and landscaping; and demolition of existing buildings - request for Environmental Impact Assessment Scoping Opinion. Scoping opinion issued 29<sup>th</sup> November 2010.

### 10/01040/CON

- 2.4 Demolition of buildings comprising the nine storey tower block and associated outbuildings on the 'Main site' (to the north west of Brunswick Road) (demolition proposals exclude the Technical College building fronting Brunswick Road on the 'Main site' and the Dawn Redwood tree, any curtilage structures or parts of the Via Sacra, any foundations on the 'Main site', and all buildings on the 'Media site' (to the south east of Brunswick Road)). Granted 9<sup>th</sup> December 2010 and recently undertaken.

## **3.0 PLANNING POLICIES**

- 3.1 The following planning guidance and policies are relevant to the consideration of this application:

Central Government Guidance

PPS1 – Delivering sustainable development (and Climate Change supplement)  
PPS3 - Housing  
PPS4 – Planning for sustainable economic growth  
PPS5 - Planning for the historic environment  
PPS9 – Biodiversity and geological conservation  
PPS10 – Planning for sustainable waste management  
PPG13 – Transport  
PPG17 – Planning for open space, sport and recreation  
PPS22 – Renewable energy  
PPS23 – Planning and pollution control  
PPG24 – Planning and noise  
PPS25 – Development and flood risk

Planning Policy Statement 1 - Delivering sustainable development

This contains the Government's latest guidance and advice on national planning policy and sets the overarching framework for the planning system. As well as establishing some key principles it raises the importance on the requirements for 'good design' to a level not previously established in national guidance and states that good design is indivisible from good planning.

A supplement, 'Planning and climate change' sets out that addressing climate change is the Government's principal concern for sustainable development, and that the planning system needs to support measures to do so. Key objectives include securing energy efficiency and reduction in emissions, delivering patterns of growth that help secure the fullest use of public transport, securing development that is resilient to climate change, and conserving and enhancing biodiversity.

Planning Policy Statement 3 - Housing

This establishes the Government's strategic housing policy. It aims to ensure everyone has the opportunity for a decent affordable home. It seeks to improve choice, widen access to affordable housing and ensuring high quality in non-market housing, create more opportunities for home ownership and establish sustainable and inclusive mixed communities. Its aims also include ensuring housing is developed in suitable locations that offer a range of community facilities with good access to jobs, key services and infrastructure, using land efficiently and effectively.

Planning Policy Statement 4 – Planning for sustainable economic growth

Replaced PPS6 – Planning for Town Centres and PPG4 – Industrial, commercial development and small firms (among others). This recognises that employment and economic growth in all areas of the economy are of equal importance. The statement removes the 'need' test, with applications to be determined on the basis of compliance with the sequential approach and a

revised 'impact' assessment. There is also a commitment to 'low carbon' growth. The Government is seeking to:

- Build prosperous communities by improving economic performance;
- Reduce the gap in economic growth rates between regions and promote regeneration;
- Deliver more sustainable patterns of development;
- Promote the vitality and viability of town and other centres as important places for communities;
- Raise the quality of life and the environment in rural areas.

#### Planning Policy Statement 5 - Planning for the historic environment

This is the updated Government Policy on the historic environment, replacing both PPG15 Planning and the Historic Environment and PPG16 Archaeology and Planning. Its thrust is not dissimilar, emphasising the importance of the historic environment and its contribution to cultural, social and economic life and there is a presumption in favour of the conservation of designated heritage assets. It obliges applicants to supply sufficient information to enable an assessment of the impact of a proposal on the significance of any heritage asset affected. Having regard to the existing level of significance, Authorities should look to the desirability of sustaining and enhancing the significance of heritage assets.

#### Planning Policy Statement 9 - Biodiversity and geological conservation

The guidance establishes that planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests. Decisions should be based on up-to date information about environmental characteristics. It proposes a phased approach to planning considerations, aspiring to the prevention of harm to biodiversity, with Authorities to be convinced that there are no reasonable alternative sites if harm would arise. In the absence of such sites, mitigation measures should be put in place, and if this is not possible, compensatory measures. If none are possible planning permission should be refused.

#### Planning Policy Statement 10 – Planning for sustainable waste management

This has the objective of protecting human health and the environment by producing less waste and wherever possible utilising it as a resource, with disposal as the last resort.

#### Planning Policy Guidance Note 13 - Transport

Establishes the role of planning in delivering transport objectives, and seeks to promote more sustainable transport choices; promote accessibility to jobs, shopping, services, etc by public transport, walking and cycling; and reduce the need to travel, especially by car.

#### Planning Policy Guidance 17 – Planning for open space, sport and recreation

The Government considers that open space, sport and recreation underpin people's quality of life. This guidance promotes high quality and well managed facilities in urban and rural locations, assisting nature conservation and local economies, social inclusion and well being. Authorities are encouraged to assess their facilities and set local standards, with the aim of maintaining an

adequate supply. It also sets out policies to resist development that would harm provision, and to deliver new facilities.

#### Planning Policy Statement 22 – Renewable energy

Sets out Government's aspirations for the development of renewable energy, including wind energy. It notes that positive planning that facilitates renewable energy development can contribute to the Government's sustainable development strategy. Key principles includes locating such developments where the technology is viable and environmental, economic, and social impacts can be addressed satisfactorily; positive policy drafting for such development; that the wider environmental and economic benefits of all such projects are material considerations to be given significant weight in determining such applications; noting that technological changes may mean that locations can become suitable for such development in the future; the contribution that multiple small-scale developments can make; community involvement and knowledge should be fostered and pre-application consultation is encouraged; and that proposals should demonstrate any environmental, economic and social benefits as well as how environmental and social impacts have been minimised. The Statement also highlights relevant considerations of designated sites, landscape and visual effects, noise and odour. A Companion Guide provides further detailed advice on renewable energy developments and the associated planning issues.

#### Planning Policy Statement 23 - Planning and Pollution Control

Sets out how the planning system plays a key role in determining the location of development that may give rise to pollution and ensuring other uses are not affected by potential sources of pollution. Notes that development presents an opportunity to deal with contaminated land risks successfully and recommends early discussions with regulators. The precautionary principle is advocated. Methods of protecting and improving the environment are referred to, for example by attaching mitigating conditions to allow developments which would otherwise not be environmentally acceptable to proceed, and preventing harmful development which cannot be made acceptable even through conditions. Local Planning Authorities must be satisfied that planning permission can be granted on land use grounds taking full account of environmental impacts. Opportunities should be taken wherever possible to use the development process to assist and encourage the remediation of land already affected by contamination.

#### Planning Policy Guidance 24 – Planning and noise

This document guides local authorities on the use of planning powers to minimise the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which generate noise. It recommends appropriate levels for exposure to different sources of noise, advises on the use of conditions to minimise the impact of noise and contains noise exposure categories for dwellings, explains noise levels, gives detailed guidance on the assessment of noise from different sources, gives examples of planning conditions, specifies noise limits, and advise on insulation of buildings against external noise.

### Planning Policy Statement 25 – Development and Flood Risk

Sets out that the aims of planning policy on development and flood risk are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe without increasing flood risk elsewhere and where possible, reducing flood risk overall. Authorities should ensure that planning applications are supported by site-specific flood risk assessments as appropriate; apply the sequential approach; give priority to the use of SUDS; and ensure that all new development in flood risk areas is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed.

### National Planning Policy Framework (NPPF)

The draft NPPF has recently been published and is a material consideration in determining this application. It consolidates and reduces the length of existing national policy documents and is to be applied to the preparation of local and neighbourhood plans and to development management decisions.

#### *Decision-making*

The NPPF is underpinned by a presumption in favour of sustainable development – the default answer being ‘yes’ except where compromising key sustainable development principles of the NPPF. The Government’s vision of sustainable development is set out in the NPPF however it notes that this should be interpreted and applied locally to meet local aspirations.

In defining sustainable development the NPPF refers to the oft-cited Brundtland definition - ‘development that meets the needs of the present without compromising the ability of future generations to meet their own needs’. In terms of applicability to the planning system the NPPF refers to sustainable development comprising of economic, social and environmental roles.

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

Authorities are encouraged to approach decision-making positively, looking for solutions to problems so that applications can be approved, including making development acceptable through the use of conditions and obligations.

The NPPF goes on to cover, more succinctly, most of the issues addressed in the existing PPGs and PPSs, the main points of which are briefly summarised as follows:

### *Economic growth*

Significant weight should be placed on the need to support economic growth through the planning system. 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.

### *Housing*

A key objective is to increase significantly the delivery of new homes, and significant weight should be given to the benefits of housing growth.

### *Historic environment*

The NPPF retains the general approach to protect and enhance heritage assets, and to require applicants to assess the significance of assets affected by development proposals. Authorities should in turn consider significance when considering the impact on any given asset. The NPPF sets out criteria for assessment of proposals relative to the significance of the asset affected – e.g. substantial harm or loss of highly-significant assets such as scheduled monument, grade I or II\* listed buildings, should be wholly exceptional.

### *Design*

Emphasis is retained on good design, seeking to ensure that development responds to local character while not discouraging innovation, ensure safe and accessible environments, and achieve development that adds to the overall quality of the area over its lifetime. Permission should be refused for development of obviously poor design that fails to take opportunities for improving areas.

### *Transport*

Reflecting the general thrust of the whole document, the NPPF encourages a positive approach to transport issues to facilitate economic growth. It seeks to ensure development generating significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

### *Sustainable communities*

The NPPF encourages the creation of built environments that facilitate social interaction and inclusive communities, deliver facilities to meet local needs, and ensure access to open space and recreational facilities.

### *Climate change, flooding and coastal change*

The NPPF seeks to secure reductions in greenhouse gas emissions, encouraging the use of renewable resources. In terms of flooding, authorities should direct development away from high flood risk areas, with the sequential and exception test principles maintained.

### *Natural environment*

The aims of conserving and enhancing the natural and local environment remain. Impacts on biodiversity should be minimised. If significant harm cannot be avoided, mitigated or as a last resort compensated for, permission should be refused. Authorities should seek to avoid noise from development



giving rise to significant impacts on health and quality of life, and ensure any new development in Air Quality Management Areas is consistent with the local air quality action plan.

### The Development Plan

3.2 Section 38 of the Planning and Compulsory Purchase Act 2004 has established that - “The development plan is

(a) The regional spatial strategy for the region in which the area is situated, and

(b) The development plan documents (taken as a whole) which have been adopted or approved in relation to that area.

If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy that is contained in the last document to be adopted, approved or published (as the case may be). If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

### Regional Guidance

Regional Guidance historically comprises Regional Planning Guidance 10, with the Regional Spatial Strategies (RSS) due to supersede these. As Members will be aware there have been significant complications with the progress and status of RSSs. The Government’s revocation of the RSSs was challenged successfully, and a subsequent Government direction to consider the intention to revoke was also challenged. The Court of Appeal ruling on this latest challenge says that there may be circumstances in which the intention to abolish the RSSs would be material to a development control decision but only in very few cases. In terms of plan-making however, the ruling is that it would be unlawful for a Local Planning Authority preparing development plan documents to have regard to the proposal to abolish regional strategies.

### RPG10:

The Spatial Strategy - Gloucester is a Principal Urban Area, in which economic and housing development should be focused, in sustainable locations.

### Policy EN.1 – Landscape and Biodiversity

Encourages protection and enhancement of such resources.

### Policy EN.2 – Air Quality

Seeks to ensure such matters are properly considered in the planning process.

### Policy EN.3 – The Historic Environment

Requires development to preserve or enhance important elements of the historic environment, and gives the highest level of protection to areas of national importance.

### Policy EN.4 – Quality in the built environment

Aims to achieve high quality architecture, urban design, layout and landscape, and seek solutions relevant to particular sites and their context.

Policy EC.6 – Town centres and retailing

Seeks to locate developments attracting large numbers of people in the centres of the Principal Urban Areas, ensuring the vitality and viability of centres is protected and enhanced.

Policy HO.5 – Previously developed land and buildings

Aims to maximise the opportunities for development of housing within urban areas, adopting a sequential approach to identifying sites for housing.

TRAN.1 – Reducing the need to travel

Aims to reduce the need to travel through the appropriate location of new development.

Policy RE.2 – Flood risk

Authorities should direct development away from river and coastal floodplains, promote sustainable drainage systems and adopt a sequential approach to the development of sites.

Policy RE.6 – Energy generation and use

Encourages and promotes the greater use of renewable energy sources, setting out targets.

Regional Spatial Strategy:

Reached Proposed Changes stage July 2008. Gloucester is a 'Strategically Significant City', which are the primary focus for development.

Development policy E

All development should deliver the highest standards of design.

Development policy F

Major regeneration developments should contribute to the delivery of sustainable communities and high quality of life by providing high standards of design and access, low levels of energy and car use.

Development Policy G

Promotes best practice in sustainable construction.

Development policy H

Seeks to maximise the potential of previously used land in providing for new development.

Policy ENV.1 – Protecting and enhancing the region's natural and historic environment

Seeks to protect and enhance the quality, character, diversity and local distinctiveness of the natural and historic environment

Policy ENV.4 – Nature Conservation

Seeks to maintain and enhance the distinctive habitats and species.

Policy ENV.5 – Historic Environment

Seeks to preserve and enhance the historic environment.

Policy F.1 – Flood risk

Establishes priorities including protecting flood plains, adopting a sequential approach to development in flood risk areas and using development to reduce risk of flooding through location, layout and design.

Policy RE.5 – Decentralised energy to supply new development

Seeks to set targets for low carbon energy use in development, with development over 1000 square metres floorspace to have at least 10% of energy from renewable or low-carbon sources.

Policy RE.9 – Air quality

The impact of development proposals on air quality must be taken into account in decision making.

Policy TC.1 – City and town centres

Seeks to ensure that the vitality and viability of city centres is maintained and enhanced. The central areas of SSCTs will be the main focus for new retail and other major facilities requiring high levels of accessibility to the communities they serve.

3.3 The local policy framework comprises of the following documents:

- Structure plan:

The adopted plan is the Gloucestershire Structure Plan Second Review (Adopted November 1999 and 'saved', the intention was that this would be until the Regional Spatial Strategy was adopted). The Gloucestershire Structure Plan Third Alteration reached Proposed Modifications stage in July 2004 and January 2005, although the Second Review is utilised for development control purposes. It seeks to apportion housing development, mostly in the Central Severn Vale.

Transport

Policy T.1 requires that new development should be located so as to minimise the length and number of motorised journeys, accessible by non car-borne travel. Policy T.3 encourages cycling, Policy T.8 establishes the necessity of minimum and maximum car parking limits.

Town Centres

Policy TC.1 sets out that the vitality, viability and character of existing town centres should be sustained and enhanced, it places Gloucester at the top of the hierarchy of centres. Policy TC.2 establishes a preference for development generating many trips to be focused on town centres.

Policy NHE.2

Development will be required to protect and wherever possible enhance biodiversity.

Policy NHE.6

Seeks to conserve and enhance the historic environment, noting that Scheduled Monuments, listed buildings and conservation areas and their settings will be preserved.

Policy F.1

Provision will not be made for development where it would be at direct risk from flooding and/or would increase the risk of flooding elsewhere. Local Plans will define area of flood risk.

Policy P.1

Provision will only be made for development where it does not have an unacceptable effect in terms of:

- a) The environment and local community in terms of air, noise or light pollution;
- b) The quality of surface or ground water; or
- c) Contamination of the land or soil.

- Local Plan:  
The statutory development plan for Gloucester remains the City of Gloucester Local Plan (Adopted 1983 and partially saved until the Local Development Framework is adopted).
- Subsequent to the 1983 plan there has also been the City of Gloucester (Pre-1991 Boundary Extension) Interim Adoption Copy October 1996), and City of Gloucester First Stage Deposit Local Plan (June 2001).
- Regard must also be had to the 2002 Revised Deposit Draft Local Plan. This has been subjected to two comprehensive periods of public and stakeholder consultation and adopted by the Council for development control purposes. This cannot be saved as it is not a formally adopted plan, however with it being adopted for development control purposes it is still judged to be a material consideration. Appeal reference APP/U1620/A/07/2046996 dated 18<sup>th</sup> March 2008 confirms the degree of weight that may be afforded to the 2002 Revised Deposit Draft Local Plan. It is considered that particular weight may be afforded to those policies that attracted a limited number of, or no objections during the consultation stages. In his decision the Inspector stated the following;  
“Although the local plan is not part of the development plan it has been adopted for development control purposes and I give considerable weight to it having regard to the amount of public consultation that it underwent...”
- In terms of the emerging Local Development Framework the Authority embarked on a ‘Joint Core Strategy’ with Tewkesbury and Cheltenham Councils. However in light of the coalition government’s recent announcements regarding the Regional planning functions, this process is on hold pending a review of the process.

2002 Plan allocations

The Greyfriars site is within or includes:

- Conservation Area
- Area of Principle Archaeological Interest
- Scheduled Monument designation

The Media site is within:

- The Brunswick Road frontage is within the Conservation Area (however the boundaries have been reviewed since the 2002 Plan and the whole site is now within the Conservation Area).
- Area of Principle Archaeological Interest.

### 2002 Plan Policies

The aims of the following additional policies from the City of Gloucester Second Deposit Local Plan (2002) are relevant in considering this application:

FRP.1a – Development and flood risk

FRP.6 – Surface water run-off

FRP.8 – Renewable energy

FRP.9 – Light pollution

FRP.10 – Noise

FRP.11 – Pollution

FRP.15 – Contaminated land

B.7 – Protected species

B.10 – Trees and hedgerows on development sites

BE.1 – Scale, massing and height

BE.2 – Views and skyline

BE.4 – Criteria for the layout, circulation and landscape of new development

BE.5 – Community safety

BE.6 – Access for all

BE.7 – Architectural design

BE.8 – Energy efficient development

BE.9 – Design criteria for large commercial development

BE.10 – Design criteria for development in the commercial core of the centre

BE.11 – Shopfronts, shutters and signs

BE.12 – Landscape schemes

BE.15 – Provision of open space in major development

BE.16 – Provision of public art

BE.17 – Design criteria for large scale residential development

BE.18 – Vehicular circulation and parking in new residential development

BE.21 – Safeguarding of amenity

BE.23 – Development affecting the setting of a listed building

BE.29 – Development within Conservation Areas

BE.30 – Demolition of non-Listed Buildings in Conservation Areas

BE.30a – Control of redevelopment within Conservation Areas

BE.31 – Preserving sites of archaeological interest

BE.32 – Archaeological assessment

BE.33 – Archaeological field evaluation

BE.34 – Presumption in favour of preserving archaeology

BE.35 – Scheduled Ancient Monument

BE.36 – Preservation in situ

BE.37 – Recording and preserving archaeology

TR.1 – Travel plans and planning applications  
TR.9 – Parking standards  
TR.10 – Parking provision below the maximum level  
TR.12 – Cycle parking standards  
TR.31 – Road safety  
H.1 – Allocations for mixed use including housing – Sites MU7 and MU8  
H.6 – Housing in the central area  
H.7 – Housing density and layout  
H.8 – Housing mix  
H.15 – The provision of affordable housing  
H.16 – Affordable housing mix, design and layout  
H.18 – Lifetime homes  
OS.3 – New housing and public open space  
CS.2 – Provision of new community facilities  
CS.6 – Provision of new community health care facilities  
CS.11 – Developer contributions for education

Policy H1 allocates 'Site MU7' (Gloscat Main site) for mixed use to include primarily housing with small scale retail, office and leisure uses, an indicative capacity of 85 dwelling units. It also includes a site-specific obligation to re-site this part of the college to an appropriate location within the central area. It also allocates 'Site MU8' (Gloscat media studies site) for mixed use to include primarily housing with small scale retail, office and leisure uses, an indicative capacity of 30. It also includes the college re-siting obligation.

#### Greater Greyfriars Planning Brief

This sets out the Council's preferred approach for the development of this part of the city, forming part of the emerging Local Development Framework, and has been adopted as an interim document for development control purposes. Its scope includes, but extends wider than, the college campuses. It references the Local Plan and Draft Central Area Action Plan allocations, and includes the following objectives for the sites:

In terms of urban design matters, development should enhance the setting of the monument. There is a preference for retaining the main (Technical College) building and open space to front, but an alternative may be acceptable if it demonstrates a greater benefit in terms of improving and enhancing the character and appearance of the Conservation Area. The vista to the side of the library shall be maintained. A new building block on the main site should form an edge to the open space around the monument and provide active frontage to Greyfriars, and remove the tower block. It should also respect the amenity of Parliament Street and Priory Place residents. Development should reflect the prevailing building heights though it may be appropriate to increase to 4 or 5 storeys in certain places. Development should enhance linkages. It is desirable that trees should be maintained wherever possible, and felling should be robustly justified.

The media site should be developed to be sensitive to surrounding building heights and the urban grain. This is also the preferred location for community

facilities, in a prominent position on the site. A new pedestrian route shall be created from Cromwell Street to Brunswick Road.

Consideration shall be given to nationally and locally significant elements of the historic environment. Development is expected to include a mix of dwelling types including homes that are suitable for families. Access to the main site shall only be from Brunswick Road. Access to the Media site could be from either Brunswick Road or Cromwell Street, but no through traffic should be allowed. Parking standards from the Second Gloucestershire Transport Plan 2006-2011 will be used. The constraint of on-site parking should be considered.

#### Emerging Local Development Framework

In terms of the emerging Local Development Framework, the authority is currently preparing a Joint Core Strategy (JCS) with Tewkesbury and Cheltenham Councils. This will set out the strategic planning framework for the City in light of the Government's proposals to abolish the South West Regional Spatial Strategy through the Localism Bill. On adoption the Joint Core Strategy will set out locally derived housing and employment requirements for the City to the year 2031 against which the Council's five year land supply for housing will be monitored. Until the JCS establishes local housing requirements the Council is measuring its supply against the requirements set out in the Draft Regional Spatial Strategy and against this has a healthy five year land supply. This is set out in the most recent December 2010 Annual Monitoring Report. The JCS will be published for public consultation in late 2011.

#### Draft Central Area Action Plan

Proposes a mixed-use allocation for the Greater Greyfriars area including:  
Gloscat main site – residential with limited commercial – indicative capacity of 250 dwellings and 1,000 sq metres of commercial floorspace;  
Gloscat media site – residential development including the provision of a Neighbourhood Resource Centre – indicative capacity of 150 dwellings;  
Site-specific requirements include the creation of a high quality public open space around the Greyfriars monument; the enhancement of the setting of the monument and listed buildings, and potentially high prominence of archaeological remains.

#### Emerging Supplementary Planning Documents

Draft Supplementary Planning Document 1 - Affordable Housing  
Draft Supplementary Planning Document 2 - New Housing and Open Space  
Draft Supplementary Planning Document 4 – Development affecting site of archaeological interest  
Designing safer places

#### Adopted Supplementary Planning Guidance

SPG1 – Sustainable urban drainage systems  
SPG2 – Travel plans  
SPG5 - Lifetime Homes

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

#### **4.0 CONSULTATIONS**

- 4.1 Consultees were notified of the original application submission and also notified of the amendments to the application and invited to comment. The following summaries include updated comments in relation to the amendments.

##### External Consultees

- 4.2 The **Highway Authority** makes no objection subject to conditions and securing certain planning obligations.

The obligations relate to:

- Securing a Residential Travel Plan, including a GCC assessment fee of £5,000 and a default payment/bond of £53,750, and
- Securing an appropriate contribution towards the Gloucester Car Club.

The conditions relate to:

- Securing engineering details of the Brunswick Road junctions with either site;
- Securing engineering details of a pedestrian and cycle link between the Media site and Cromwell Street;
- Ensuring the provision and maintenance of vehicle parking and turning facilities;
- Ensuring the construction and maintenance of roads and associated infrastructure prior to occupation of buildings;
- Securing a Construction Method Statement;
- Securing cycle storage facilities;
- Securing details of the on-site car club parking spaces and their implementation.

- 4.3 **English Heritage** supports the principle of redevelopment, noting particularly the harm caused by the existing site to the setting of the Greyfriars monument. Noteworthy comments include – the new public square will enhance the setting of the monument; Block A will be beneficial in enclosing the Via Sacra/Greyfriars Lane; the preservation in-situ of archaeology is welcomed, with minor points to be dealt with by condition; the remodelled villa Blocks B, C and D help to embed the scheme into the townscape more effectively; the apartment Block I is less effective but given the height of the existing tower it is not objectionable; the loss of the Media site buildings is acceptable; the demolition of the Technical College building is justified – the loss will be less than significant harm when weighed against the overall public benefits of the scheme; enhanced accessibility and setting to listed buildings is welcomed; the reduced height of the PCT building Block M is welcomed; the landscaping proposals have been improved; the scheme should contribute positively to the Conservation Area. Conditions are sought regarding



monitoring vibration, external materials, and the conditions on archaeology as per the City Archaeologist's recommendations.

4.4 The **Civic Trust** comments may be summarised as follows:

- The Trust is very disappointed that the promised redesign is so minimal – the opportunity will be missed to create a landmark development in the centre of Gloucester;
- The Trust regrets the missed opportunity to better expose and interpret the longest stretch of accessible Roman and medieval wall left in Gloucester;
- The square adjacent to the library will further erode the profile of the ancient city defences. It would be cheaper and better in heritage terms to emphasise the remains as a tourist attraction;
- The Council should insist that access is provided to carry out a geophysical survey to establish the likely profile of the wall;
- The Trust is concerned about the restriction of public access to two-thirds of the frontage area by enclosing it;
- Tree planting should be restricted – with regard to damage to archaeological remains;
- The piling and raft technique is satisfactory but the Council should insist on a full archaeological watching brief;
- The Trust profoundly disagrees with the view that the Media site is of low heritage value. The Council should insist on a full watching brief;
- The lower density, generally decreased height of buildings, car parking provision and better road circulation system, are a great improvement;
- The Trust remains concerned about inadequate provision for refuse and recycling;
- The Trust is pleased to see the re-establishment of street frontage to Brunswick Road at the Media site (subject to appropriate archaeological investigations);
- The opportunity should be taken to redevelop the buildings on the corner of Jennings Walk;
- The Trust very much regrets that the scheme does not retain the former Technical College building;
- The Trust has no regrets about the demolition of the other college buildings;
- Every effort should be made to salvage features;
- The Trust was appalled at the lack of materials samples or information, which makes detailed critique of the design impossible;
- The house designs are acceptable but the flat blocks are too monolithic, repetitive and minimalist;
- Block I is too high at 5 storeys, dwarfing buildings fronting Southgate Street and the Friends Meeting House;
- The buildings do not appear to draw any inspiration from, or show any compromise to, surrounding architecture;
- The Trust is pleased to see the redesign of the building for the end of Parliament Street;
- The Trust is in favour, in principle of the square at Priory Place/Greyfriars but the design is too high maintenance and over fussy;
- The Trust supports the redevelopment of the sites in principle but considers permission should be refused for the following reasons:

- Fails to improve and enhance a large part of a designated Conservation Area;
- Architecture is unworthy of and pays no respect to its historic surroundings;
- The land is publicly owned and the development fails to provide the enhancement called for in planning legislation;
- The proposals largely ignore the remains of the Roman wall and ditch and provides no planning gain – this could boost tourism and civic pride;
- No details of materials proposed;
- Failure to provide or give opportunity for a geophysical survey of the wall and ditch area to better establish what lies underneath;
- Fails to preserve and enhance a building of architectural merit – the Technical College building.

4.5 The **Environment Agency** does not wish to comment on this scheme, but recommends taking the advice of the Council's Land Drainage and Contaminated Land Officers. The **Land Drainage Officer** raises no objection to the application. The **Contaminated Land Officer** raises no objection subject to the standard contaminated land condition.

4.6 The **City Centre Community Partnership** has revised its comments in light of the amended proposals, these may be summarised as follows:

- Vast majority consider the development of the two sites would be an important driver of the regeneration of the City Centre;
- Public art
  - The square will not be an area of “quiet and contemplation”, the idea of a cloister does not come across. It is too ‘busy’. The design prevents easy access and the carved quotations will be difficult to read. It is too high maintenance. There is no information on how the western boundary of the square is to be treated.
  - The roman/defensive wall interpretation is interesting but the effect on the overall frontage presentation of the villas is questionable, as is the proposal to only cover two thirds of the frontage. The proposal design with high-level footprints is difficult to envisage. A low-level art work would be more appropriate.
- Brunswick Road frontage
  - Opposition to making the frontage open space private, this is not like Brunswick Square, which is open to the public in daylight hours – as should this space be.
  - The imbalance of having part of the frontage area enclosed and the open square by the library will accentuate the imbalance of the extent of the public art wall.
- Vehicle access and parking
  - No provision to mitigate problems at Priory Place;
  - The spaces at the south west corner of the new square in front of Priory Place they are out on a limb and look as if placed just to fill the gap;
  - The new access road will remove three disabled spaces – alternatives should be sought;
- Design

- Block E (end of Parliament Street) – still looks like an attachment but the amendments make a big improvement and the frontage planting is welcome. The elevation facing into the site is totally different but does give a connection to the new development and shields views to rear gardens.
- Parliament Street – concerns about separation distances from Parliament Street properties have been allayed. Self-contained alleys to rear are an improvement, but should be lit at wall level.
- Villa blocks B, C, D – They do not sufficiently reflect the main features of a 19<sup>th</sup> century villa. Red brick finish is not convincing in particular.
- Building heights – The Friends Meeting House prayer space will be overlooked by the upper floors to the 5-storey block I. Block I will also have a negative effect on the Priory Place terrace, the Greyfriars streetscene and the Friends Meeting House.
- Technical college frontage building
  - 79% of those commenting on the plans consider the building should be demolished with the assurance of a high-level building recording survey, and only if replaced by a high-quality design along the Brunswick Road frontage.
  - The front doors and planters should be retained.
- Gull mitigation
  - Mitigation measures should be employed and the method should be made clear.
- Priory Place
  - Waste storage – The solution should be to create storage cubicles on the Priory Place side of the boundary.
  - Parking – Issue is not going to go away without proactive thinking and this has not been done.
  - Improvement of properties and public realm – Could be resolved if Townscape funding bid is successful. Appeal to the developer to take an active role in addressing these issues.
- Safer by design issues
  - Trust that a full review has been done with the Police.
- Media site
  - Concerns have been addressed (pedestrian safety and delivery vehicle turning). The PCT building is considered acceptable despite others' criticisms – it has to be a practical building based on internal requirements.
- Miscellaneous
  - Notes that several issues raised during consultations have been addressed – retention of Gloscat doors, inclusion of a Jean Ruxton memorial, safe cycle storage, high sustainability standards, clear traffic circulation route, greater emphasis building houses, acceptable parking levels, retention of planters, entrance to Media Site from Brunswick Road not Cromwell Street.

4.7 The **County Council Development Control, Archaeology, Waste, Business Management and Ecology Departments** have commented:

- Strategic Planning
  - Supports the principle of development and its regeneration role for the City.

- Archaeology
  - There are no remaining issues that would lead to an objection on archaeological grounds, subject to conditions. The following comments are of note:
    - The approach to Media site can be dealt with by condition - ensuring that the archaeological recording strategy makes provision for the possibility of finding remains of greater significance.
    - A revised appreciation of the possibility of encountering significant archaeological deposits within or beneath the dark earth deposits is an improvement and will need to be elaborated on in the archaeological strategy pursuant to a condition.
    - Conditions are required to deal with:
      - Archaeological recording in advance of and during development, post-excavation and publication;
      - Scope and methodology of building recording;
      - Approval of foundation types and other ground works;
      - Approval of archaeological interpretation.
- Waste
  - The application is missing a waste minimisation statement.
- Business Management
  - There are sufficient facilities and capacity locally so that no early years, primary or secondary education contributions are sought.
  - A financial contribution of £49,784 (at £196 per dwelling) towards the extension of the library service is sought.
  - A condition is required to provide fire hydrants.
- Ecology
  - The habitat survey adequately records and assesses the site, which appears to be of relatively limited biodiversity value.
  - Queries were raised about whether the visits were undertaken in accordance with best practice guidance and under suitable conditions, and whether additional surveys were necessary. However an additional note from the consultants has addressed these concerns.
  - Conditions are required to implement and monitor all the mitigation measures, management and aftercare in the Ecological chapter of the Environmental Statement, and the Environmental Management Plan and Landscape and Ecological Management Plan.
  - Recommends consideration of enhancement measures for bats such as bat tubes/boxes and strengthening bat foraging and flight lines.

4.8 **Police Architectural Liaison Officer** has no objection to the development but wishes to raise a number of concerns:

- Parking courts have low levels of overlooking – access to the car parks needs to be restricted;
- The absence of integral storage facilities for bins means they will be kept on the street and cause clutter, vermin and anti-social behaviour;
- Small landscaped areas should be replaced by hard surfacing;
- The access at Block L is large enough to accommodate a car and occupants will inevitably park here;

- Public/private space demarcation is required, particularly at the juncture of Block L and the link through to Cromwell Street and the corner of Block J into the site;
- Spaces at site margins should be used for defensive planting to reduce risk of trespass from neighbouring properties, such as the car parks to Blocks I and N, and in front of Block E;
- There needs to be a substantial and secure boundary between the new development and existing neighbours;
- Certain specifications are requested for cycle storage and the accesses to apartment blocks;
- Planting needs to be managed so that it does not hamper surveillance;
- There are dangers associated with recessed doorways and canopies such as being used as a toilet, rough sleeping and littering;
- Gates to rear pathways should be set forward to try to avoid recesses;
- Rear pathways serve too many gardens and will lead to insecurity. Storage of bins must not be permitted in these areas;
- Front doors off narrow alleyways and recessed entrances should be avoided or lit;
- The gate and barrier next to Block J must be at least 2 metres high and prevent climbing;
- The gap between Block M (PCT building) and Block N needs some form of access control;
- Both sites require good light levels for safety and security;
- The pedestrian link from Cromwell Street should be straight and prevent vehicular access, and a buffer is needed between the link and the adjacent parking spaces;
- Access will need to be controlled into the open space at the Brunswick Road frontage;
- Careful detailing of street furniture is needed to prevent street drinking, skateboarding, etc;
- The purpose of the space at the edge of the new square where it meets Priory Place and the Via Sacra is unclear. The pedestrian route through it is unnecessary;
- There is no mention of crime prevention or site security considerations in the Design and Access Statement and should be provided.

4.9 The **Police** have also made a request for a financial contribution of £5,000 to policing in the area.

4.10 **Severn Trent Water** makes no objection to the proposals, but requests a condition to secure drainage proposals for surface water and foul sewage.

4.11 The **Gloucester Heritage Urban Regeneration Company** comments may be summarised as follows:

- Welcome and support the proposals and recommend that they are approved;
- The mix of uses is appropriate;
- The proposals will provide a much improved setting for listed buildings and conservation areas;

- The villa blocks B, C, D and Parliament Street block E would provide attractive and suitable enclosure to Brunswick Road, St Michael's Square and Greyfriars Lane. They refer to 19<sup>th</sup> century villas with contemporary detailing;
- The redevelopment together with the demolition of inappropriate 20<sup>th</sup> century college buildings will considerably enhance the conservation areas;
- Public realm, landscaping provision and pedestrian connectivity are all welcome improvements;
- Inventive and contextually inspired public art proposals are particularly welcome. However planning conditions are recommended to fully develop the details;
- Remaining design issues are:
  - How the masterplan can ensure that dwellings and their parking areas can be made sufficiently secure and private;
  - How the landscaping masterplan can deliver excellent and appropriate spaces;
  - How new buildings (particularly the PCT building) can be more contextually responsive and of sufficient design quality.
- Lack of provision for planting margins in front of some dwellings for privacy and security is concerning;
- There is a lack of distinction between public and private space such a backland parking courts – users should be able to secure with gates;
- Improvements could be made to the Media site interface with Cromwell Street, and by adding more tree planting – at the street nearest to Parliament Street, the parking court adjacent to block I, and the main new street on the Media site;
- The design of the PCT building is of concern. There is room for improvement and this should be secured by condition;
- Conditions are also required to deal with – how changing ground levels will be accommodated at the edge of the site; and how residents will stow and put out waste/recycling bins.

4.12 **Natural England** commented in response to the reconsultation. NE expects enhancement for biodiversity as part of the development, and encourages the retention and enhancement of trees and hedges on site and the inclusion of green space. NE considers the development offers good opportunity for the installation of bat and bird boxes and green links for wildlife across the sites. NE would also like to see the houses meet Code Level 4.

4.13 The **Government Office/National Planning Casework Unit** has not commented.

4.14 **Brunswick Square Residents Association** has not commented.

4.15 **Friends of Spa Conservation Area** has not commented.

4.16 **Chamber of Trade and Commerce** has not commented.

Internal consultations

4.17 The **Conservation Officer** recommends that the scheme is acceptable and makes no objection subject to conditions. Noteworthy comments include the

view that the scheme fulfils the majority of the historic environment and design objectives of the Planning Brief; disappointment that the development has not been able to retain/reuse the Technical College Building but the wider scheme provides for an attractive contemporary development, also improving the open space to the Brunswick Road frontage and new public spaces to contribute to the setting of the library and Greyfriars monument; and remaining concerns about particular elements of design, hard landscaping and public art but which can be addressed post any approval.

- 4.18 The **Urban Design Officer** makes no objection subject to conditions. Noteworthy comments include the views that the positives resulting from removing the Technical College building outweigh the negatives, the design revisions undertaken are generally positive – more responsive to the character of the area, the addition of Block E to the end of the Parliament Street row is welcome, the reduction in height of Block M the PCT building is welcome but that its design could be improved, the more appropriate hard surfacing is supported but further consideration to certain materials is still needed, both public art concepts are welcome and interpretation material is required, and a suitable lighting strategy to the development is needed. Conditions are sought to cover building and landscaping materials, lighting, street furniture, and the removal of permitted development rights.
- 4.19 The **Archaeology Officer** recommended that no objection be raised, subject to conditions relating to the following:
- Securing a programme for the archaeological strip and plan, and excavation, of all significant heritage assets to face impact by the proposal;
  - Securing archaeological monitoring and recording (a watching brief) during ground works;
  - Securing archaeological recording of significant elements of the historic built environment that are likely to face impact from the proposed demolition;
  - Requiring a detailed scheme showing the arrangement of foundation design and ground works, including services.
- 4.20 The **Spatial Planning and Environment Manager (Planning Policy)** has no concerns regarding the proposed mix of uses. In addition, a justification for the demolition of the Technical College building is sought, as is a solution to the parking problems at Priory Place, and also a mechanism to secure the provision of community use within part of the Media site redevelopment.
- 4.21 The **Landscape Officer** makes no objections but raises several observations, suggesting avoiding certain trees in parking areas that drop fruit and can get messy, and seeking further details on the boundary treatment around the frontage open space, the public art pieces and hard surfacing.
- 4.22 The **Tree Officer** raises no objection subject to securing the mitigation measures of tree planting and a financial sum for off-site tree planting.
- 4.23 **Principal Spatial Planning and Environment Officer** has commented on Energy, Ecology and Surface water drainage issues.

Energy – Supports the commitment to Code 3 (private units), Code 4 (Social units), BREEAM excellent (non-residential) and 10% on site low carbon energy generation, and suggests conditions are used to secure the delivery of this.

Ecology – The impact is considered negligible, but there is a need for a condition to secure an Ecological Construction Management Plan dealing with tree protection, lighting and dust management during the construction phase, and an Ecological Management Plan dealing with lighting, bird and bat boxes/bricks, and the maintenance of landscaping for the constructed scheme.

Surface water – Notes that no betterment is provided for the 1 in 100 year flood and above, and suggests porous paving may be an option.

- 4.24 The **Environmental Health Protection Officer** makes no objection to the proposals, subject to conditions to secure acoustic treatment to the units, restriction of hours during construction, no burning, and dust mitigation strategy.
- 4.25 The **Housing Strategy and Enabling Service Manager** notes the 25% affordable housing provision and acknowledges the wider planning gain of the development. However concerns are raised about the low provision of family houses in particular larger rented units. The scheme does not provide the tenure mix required. Concerns are also raised about provision of wheelchair access, Lifetime Homes and space standards. Registered provider partners have indicated management issues in terms of the amount of hard surfacing, parking and a lack of linked amenity space. In summary it is considered that the proposal is delivering a reasonable amount of affordable housing to current standards but there are significant issues as outlined, although it is acknowledged that there are wider planning gains apparent in the proposal.

## **5.0 PUBLICITY AND REPRESENTATIONS**

- 5.1 The application has been advertised by site and press notices, as well as by direct notification to over 200 neighbours and interested parties. Councillors were also notified. A second round of consultation by neighbour letter, site and press notices was undertaken upon receipt of the amended plans, reports and Environmental Statement. The last period expired on the 6<sup>th</sup> October 2011. Representations may be summarised as covering the following issues:

### General

- Objecting to the development wholesale;
- Querying who would maintain the open spaces;
- The applications have been submitted without adequate public consultation;

### Residential amenity

- The proposed Block L will directly overlook the gardens of Cromwell Street properties which back onto the site;

### Trees and landscaping



- Objecting to the removal of the Dawn Redwood tree. Related comments include:
  - Dawn Redwoods were thought to be extinct until a discovery in 1941;
  - The Dawn Redwood is a significant part of Gloucester's history;
  - The Dawn Redwood has not yet reached maturity;
  - A public meeting was promised about the Dawn Redwood, and there is a duty for the Council to ensure this takes place;
  - If the matter proceeds on its current basis, any further decisions by the Council will immediately become the subject of Judicial Review;
  - There has never been any indication that the tree presented a danger;
  - The scheme should be designed around the tree;
  - A petition has been presented to the Council and developers pressing for retention of the tree but this has been ignored;
  - The Dawn Redwood should be dealt with as an entirely separate item in the planning report and at the Planning Committee, otherwise it will be lost among the other issues.
  
- Objecting to the wholesale removal of all trees on the sites;
- There is no need to remove the mature Ash tree – it could be kept if the proposed building next to 20 Brunswick Road was removed;
- The removal of trees contravenes the Council's policies on trees, heritage and conservation;

#### Existing buildings

- The frontage building to Brunswick Road on the main site should not be demolished. Suggestions that the façade could be retained, also that it should be listed;
- The building is in good proportion to its surroundings and contributes to the character of the area. It is possibly the last building of its period in central Gloucester and certainly the finest;
- If and when the Technical College building is demolished, can the City Coat of Arms and the four planters be saved and donated to the Civic Trust;

#### Archaeology

- Suggest that the city ditch and any remains of the Roman and medieval defensive wall should be displayed beside Brunswick Road;
- The level of archaeological investigation is insufficient;
- A strong watching brief is necessary especially at the west side of the media studies site;
- Object to building over the Roman City wall;

#### Design and layout

- The proposed buildings would be far taller and monolithic than the existing frontage building, and seem too intrusive. Reducing them to two storey or replacing with narrower buildings would be more in keeping with the surroundings;
- The site is in an area of predominantly traditional Victorian and Edwardian houses and the proposals do not echo the local architecture and are very bland;
- Block E does not fit well beside no. 20 Brunswick Road and is ugly;

- The villa buildings are ugly;
- There should be no railing along the Brunswick Road frontage, this has always been an open area and should remain so;

#### Housing mix

- It is hard to see that there is a need for big apartments as proposed;

#### Comments in support

- The reuse of the college entrance doors is welcomed;
- In-principle agreement to the changes to the Media site;
- The new green spaces seem impressive.

5.2 The full content of all correspondence on this application can be inspected at the 4<sup>th</sup> floor reception, Herbert Warehouse, The Docks, Gloucester, prior to the Committee meeting.

### **6.0 OFFICER OPINION**

6.1 These applications require careful consideration of a wide range of planning issues, some of which require difficult choices and carefully made judgements. As will be apparent from representations, several issues are quite emotive for certain members of the public. It is considered that the main issues with regards to the applications are as follows, and detailed analysis is provided in the subsequent sections:

- Environmental Statement
- Principle of development in this location
- Urban design and community safety
- Heritage
- Traffic and transport
- Residential amenity
- Housing
- Flooding
- Sustainability
- Ecology
- Trees and soft landscaping
- S.106 contributions

#### **Environmental Statement**

6.2 The Authority adopted a Screening Opinion indicating that the proposals were considered to be Environmental Impact Assessment (EIA) development, citing the collective 'heritage' impact of the proposals, notably the presence of nationally important archaeology at the site. An Environmental Statement has been duly submitted. The Statement covers all the matters highlighted by the Authority in its Scoping Opinion (this sets out the issues the Authority considers need to be covered). The environmental information contained within this statement is considered to be acceptable to allow an assessment of significant environmental impacts arising from the scheme and it has been considered in reaching the recommendation.

### **The principle of development in this location**

- 6.3 The site is allocated in the 2002 Plan and the Planning Brief for redevelopment. The site-specific obligation at Policy H.1 to relocate the college has obviously already been undertaken with the new canalside complex at Llanthony Priory. I consider the principle of the development of the Gloscat sites to be acceptable.
- 6.4 The new health centre and community facility, in this central location, is well connected to public transport nodes and existing commercial and employment facilities, according with Policies CS.2 and CS.6. As such, there is no objection to any of the proposed range of uses as a matter of principle.

### **Urban Design and Community Safety**

- 6.5 The proposed redevelopment would clearly represent a significant change in the urban grain of these two sites. The predominantly residential use that is proposed enables a layout to be designed that reflects the more intricate form of the surroundings rather than the large building footprints of the college campuses.
- 6.6 Fundamental changes to the urban form include the opening up of the site to the public with streets, the introduction of buildings enclosing and facing onto the Via Sacra on the Greyfriars site, the introduction of a building presence at the Brunswick Road frontage of the Media site, and the provision of a pedestrian link through to Cromwell Street. These have the effect of introducing a more intimate urban grain opened up to the general public, which blends with the surroundings more effectively than the college campuses, and this is a welcome benefit in my view.
- 6.7 The enclosure of the Via Sacra, addressing it with building frontages, and the activity and surveillance that this affords, are all positive urban design contributions from the scheme. The existing buildings detract from the Via Sacra route in their siting and form.
- 6.8 On the Media site, the PCT building would be introduced into the street frontage gap between the former Jumpin' Jaks site and no. 15 Brunswick Road. This is also a positive urban design contribution, reinstating the street frontage.
- 6.9 In addition, public art is introduced at the square adjacent to the Greyfriars monument and to interpret the alignment of the City wall in front of Blocks B, C and D at the Brunswick Road frontage. These elements add further interest to the site and are a positive addition to the urban environment, improving the setting of the buildings and the attractiveness of the surrounding hard landscaped environment and providing a direct link to the important heritage of the site and surroundings.

### **Detailed design comments**

- 6.10 All components of the scheme adopt a unifying design theme that ties the wider development together. There are however, variations within that theme

to respond to specific parts of the site and to add interest. Some of the more sensitive building plots warrant specific comment as follows.

- 6.11 Blocks B, C and D have been refined during the course of the application and are arranged on a simple form, reflecting stand-alone local buildings such as Constitution House. The three blocks echo the central and end elements of the existing college building and provide a stature and enclosure to the green space at the front. Their relatively simple form, with brick detailing, is considered to be an appropriate response to this context – providing an appropriate form, well designed, but not overly elaborate – so that they defer to the attractive listed library building that provides the north edge enclosure to the open space.
- 6.12 Block E occupies a difficult position on the site, trying to provide the transition between the adjoining Parliament Street properties, and the new development fronting the open frontage space. There are three storey properties in Parliament Street and the scale and proportions of Block E are considered appropriate. In my view a pastiche design would not be the appropriate response here and would jar uncomfortably with the more contemporary style of the rest of the scheme. Given the curve of Parliament Street, views of Block E within the wider Parliament Street streetscene would be limited, and I consider the amended design of Block E is an appropriate link between the old and new. It would also provide a purpose-designed end to Parliament Street and enclosure to the south end of the open space.
- 6.13 Block I is a large building and at 5 storeys would be taller than any of the other buildings on site. Existing tall buildings in the area include the climbing warehouse building at 5 storeys and of course the recently demolished 9 storey college tower. While it is perhaps uncommon to find a large building behind the main frontages it would not be prominent in wider views and I consider it to be acceptable in this particular context.
- 6.14 Block A is one of the most prominent and important buildings given the site context and performs a number of tasks. It provides the much needed enclosure to the Via Sacra and is designed to encourage activity and surveillance to this otherwise uninviting section of the Via Sacra. It also provides enclosure to the square adjacent to Greyfriars. The design of the building continues the simple but well articulated style of the development and is considered a good response to the context, again deferring to a nearby heritage asset – in this case the Greyfriars monument.
- 6.15 The remaining buildings proposed on the Greyfriars site are considered to be well designed and appropriate to their context.
- 6.16 The proposed Block M (PCT building) is a substantial addition within the street. As covered elsewhere, it introduces a building presence at the street frontage that infills a ‘gap’ in the existing layout. The reduction in the height of this building that has been achieved in the revised design is very welcome. Brunswick Road is characterised by varying façade widths, building heights and buildings lines, while the use of materials provides a unifying thread

running through the street. There are large modern buildings at the Eastgate Street end of Brunswick Road. In this context it is considered that the scale, form and design of the PCT building is acceptable, with the use of brick tying it into the surroundings.

- 6.17 The remaining flat blocks and houses on the Media site are considered to be of appropriate siting and scale, and are of good design quality.

### Conclusions

- 6.18 In urban design terms, the scheme on the main Greyfriars site delivers the Planning Brief aims of maintaining the vista to the side of the library building, forming an edge to the open space around the monument with active frontage to Greyfriars, removing the tower block and enhancing linkages. While Block I pushes at the height limits set out in the Planning Brief, it is considered that this is on balance acceptable, particularly where significant benefits are achieved elsewhere and considering the scale of the demolished tower building.
- 6.19 In respect of the Media site the scheme delivers the Planning Brief aims to create a pedestrian link between Brunswick Road and Cromwell Street, and to respect the surrounding urban grain and building heights.
- 6.20 In summary on urban design issues I consider that this is a high quality development proposal that delivers several significant urban design improvements to the area and proposes a series of buildings that sit comfortably in this environment. Subject to a series of conditions to ensure the selection of building and surfacing materials is appropriate, and to cover some other minor design points such as site security, I consider the application to be acceptable in urban design terms.

### Heritage considerations

- 6.21 Heritage considerations are key to this proposal, given the presence of the scheduled monument designations within the Greyfriars site, the surrounding listed buildings and the sites being within conservation areas.

### Buried assets - Archaeology

- 6.22 Archaeology is a significant consideration for this scheme. The Greyfriars site is within the historic city of Gloucester, covering nearly 10% of the walled city. It includes heritage assets of architectural, historic and archaeological interest from the Roman, Saxon, medieval, post-medieval and industrial age periods. There are several scheduled monument designations within the site though it is considered that the whole site can be considered of high significance. The Media site is immediately outside the walled city and while not as significant as the Greyfriars site, there remains potential for the presence of highly significant assets.
- 6.23 The Environmental Statement was requested primarily on the basis that it was considered likely that the development would have a significant effect on buried remains. This has examined existing records and archaeological investigations, and reported on further investigations at the site to establish its

archaeological potential. It is clear that archaeological remains of high value survive, although they have been impacted on by the construction of the existing college campus buildings as well as structures pre-dating the college. This is notably the case beneath the tower building and within the basement of the Technical college building and former air raid shelter where complete destruction is likely.

- 6.24 The statement appraises measures to minimise impacts on buried archaeology, through design and through a programme of archaeological investigation. The design seeks to preserve remains in situ wherever possible. Noteworthy points include siting the frontage 'villa' Blocks B, C and D no closer to the City wall remains than the existing college building, siting Block F to the rear of the wall, leaving foundations wherever possible to minimise disturbance, using a foundation design that minimises the cut into the ground and forms the base of ground beams above the top of sensitive archaeological deposits, using a piled foundation as the least-damaging option (below 2% of site area and minimal vibration), and re-using service trenches wherever possible.
- 6.25 Where disturbance is unavoidable a programme of archaeological investigation will be implemented to advance understanding of the remains before being lost. As a finite resource, a moderate adverse impact on archaeology will remain, however the mitigation strategy proposes a scheme of minimal intrusion and the work will advance understanding and the improved interpretation of the heritage assets of the Greyfriars site will also be beneficial.
- 6.26 It is worth touching briefly on archaeological comments in representations. While there are a number of suggestions for dealing with site archaeology, such as exposing various remains, the Authority must consider whether the application submitted is acceptable as it stands. In this respect, Officers consider that the approach to the remains – that is, to preserve *in situ*, is appropriate and in accordance with policy.
- 6.27 City and County Council Archaeologists have reviewed the proposals and concur that the updated Environmental Statement is sufficient to assess the environmental impacts in terms of archaeology, and that subject to certain conditions, there are no archaeological objections to the proposals.

#### Conservation Areas

- 6.28 The Authority's appraisals identify several negative contributions to the Conservation Area in the Greyfriars area including the tower building and associated 1960s structures and servicing areas, the disused yard space between the main Greyfriars site buildings and the rear of Southgate Street properties, and the service road running parallel to the Via Sacra. The proposals would address these negative contributions by introducing buildings and useable landscaped spaces in place of the 1960s structures, servicing areas and yard space, and introducing buildings enclosing and addressing the Via Sacra and attractive public spaces at the position of the existing service road.

- 6.29 Negative contributions to the Conservation Area in the Brunswick Road area include the workshop building to the south of the Technical College frontage, the north side elevation and positioning of the Technical College building, the service road parallel to the Via Sacra and the 'sense of place' along the Via Sacra between Greyfriars monument and Brunswick Road. The proposals would address these aspects by removing the unattractive buildings and replacing them with new buildings of high design quality, and the introduction of new buildings closer to the Via Sacra, as mentioned above, which will provide enclosure and a greater sense of place when walking along the Via Sacra.
- 6.30 The introduction of a building to the end of Parliament Street provides an appropriate resolution to this end of row and enclosure to the frontage green space, and is considered to enhance the appearance and character of this part of the Conservation Area.
- 6.31 The existing Media site is characterised by modern buildings that largely ignore their setting. While the frontage tree planting makes a positive contribution, its lack of association with the character of the surroundings, the brutality of the front façade and the large area of hardstanding to rear all represent negative contributions to the Conservation Area. It does provide some degree of street frontage, albeit partially by the frontage brick wall and partially by the building set back from Brunswick Road. The existing Media site buildings are concluded to make a neutral contribution to the character of the Conservation Area with a small townscape value.
- 6.32 The Media site redevelopment proposals would address the negative aspects by providing a new building presence at the Brunswick Road frontage, removing the sense of this being a 'gap' site and providing greater enclosure to the street strengthening its sense of place, and also by introducing new buildings and useable, landscaped external areas into the rear part of the site. While Block M (the PCT building) is large, it has been reduced in scale during the design process and is effectively a product of its function – the floor/ceiling heights being the minimum possible for the use. As noted earlier the plot width and building height reflect the variety in the street and the use of brick links the building both to the on-street neighbours and to the other buildings of this proposal; the design and materials lending a unifying theme to the wider scheme.
- 6.33 It is considered that, overall, the proposals would lead to an enhancement of the character and appearance of the Conservation Area.

*Impact on setting of other designated and non-designated assets*

- 6.34 An appraisal has been made of the impact of the development on the setting of the various surrounding heritage assets, which range from high-grade listed buildings to lower-grade and noteworthy non-designated buildings, and urban forms such as the Via Sacra and St Michael's Square.

- 6.35 The analysis appreciates the modest architectural value of the frontage of the Technical College building (covered in more detail later) and the symbolic value of the complex, but otherwise concludes that the existing buildings on the Greyfriars site impact negatively on the setting of most other buildings and spaces, most notably the overwhelming impact of the tower building, and the unattractive vacant space of the service road and yard to rear.
- 6.36 It is considered that the proposals would deliver tangible benefits to the settings of these heritage assets. Notably the scheme maintains the aspect to the side of the library and creates a more attractive adjacent space, and significantly enhances the setting of the Greyfriars monument. The PCT building Block M is respectful of the museum/library opposite. Perhaps the most sensitive relationship is that of the five-storey Block I in relation to the Friends Meeting House and Southgate Street properties, although particularly when considered with regard to the pre-existing effect of the nine-storey tower, the relationship is considered acceptable. This conclusion is even more apparent in light of the benefits the scheme delivers elsewhere. The overall effect of the development is considered to be at worst neutral, majority slight/moderate positive permanent effects, with significant positive effects to the setting of the Greyfriars monument and the Via Sacra.

*Demolition of remaining site buildings*

- 6.37 The proposal involves the clearance of all existing buildings across the two sites, both within Conservation Areas. Demolition of the Technical College building is covered in the following section. The remaining buildings on the Media site are of limited significance. It is of note that the Media site buildings were damaged by fire during the civil unrest of August 2011. This has resulted in parts of the building being unsafe. The redevelopment proposals are in my view a significant improvement and, subject to conditions to prevent demolition before a contract for the redevelopment is let, and to undertake a building recording exercise, the loss of these buildings is considered acceptable.

*Demolition of the Technical College building*

- 6.38 The demolition of the Technical College building is perhaps the most sensitive issue associated with this proposal and a wide range of views are apparent among the public. The CCCP has reported a move among its membership towards general support for demolishing and replacing the building, but several other individuals object to its loss. The building has been put forward for listing previously in 2006; this was declined. It is however considered a positive building in the Conservation Area and denoted as such in the Conservation Area Appraisal. Given the sensitivity of this issue I provide a more detailed commentary on the issues in subsequent paragraphs.
- 6.39 PPS5 is the current national guidance on the historic environment, and the Technical College building itself would represent a 'non-designated heritage asset' under the terms of this guidance. That is to say, it is identified as a building of heritage significance but not at a level that would pass the threshold for national designation. The Practice Guide sets out that the desirability of conserving such assets is a material consideration but



individually less of a priority than for designated assets. The NPPF refers to considering demolition of positive buildings in the same way as to substantial harm to a designated asset.

- 6.40 Policy BE.30 of the 2002 Second Deposit Local Plan has a general presumption in favour of retaining buildings that make a positive contribution to the character or appearance of a Conservation Area, and sets out considerations for such proposals including its part in the architectural or historic interest of the area, its condition and viability for retention and continued occupation, the wider effects on the surroundings and Conservation Area as a whole, and whether the replacement makes a positive contribution to the character or appearance of the area or brings other substantial benefits outweighing the harm of loss.
- 6.41 The Planning Brief indicates a preference for retaining the main building and open space to front, but an alternative may be acceptable if it demonstrates a greater benefit in terms of improving and enhancing the character and appearance of the Conservation Area.
- 6.42 In order to ensure a robust analysis of the loss and replacement of the Technical College building we have considered the proposals against the range of Policy tests. This consideration however must be tempered by the status of the building, and as such it is not reasonable to apply the same rigorous standards as to assessing the loss of a designated asset such as a listed building. A summary of the deliberations is set out in the following four thematic topics:

*The architectural or historic interest*

- 6.43 While it has a certain stature and is an educational building that is something of a landmark within the city, it is of limited architectural merit. Indeed, the English Heritage evaluation of the building's suitability for listing notes it is a "relatively uninspired design and lacks architectural distinction". There are elements of the building however that have greater status architecturally and in the public consciousness, not least the entrance hall, and the bronze doors and coats of arms which are mentioned by contributors. The bronze doors are proposed to be retained and re-used in the scheme and the coat of arms and planters at the front are proposed to be retained if possible. The principle façade to Brunswick Road is the more noteworthy architecturally, with the positioning and design of the secondary façade facing the via sacra an unfortunate aspect of the building that contributes negatively to the Conservation Area, as already explored in this report.
- 6.44 The building has some historic significance, and also holds some 'social' significance for members of the community that have worked or studied there. The detailed analysis by the heritage consultant concludes that it is an asset of low significance.
- The condition of the building and viability of retention and re-use*
- 6.45 It is not considered that the nature of the building prevents all other uses of the site categorically. Guidance encourages Authorities to bear in mind any

apparent neglect of the building, so as to allow it to fall into disrepair, and notwithstanding the vandalism and stripping-down of the building, it appears to be in reasonable condition to re-use.

- 6.46 In terms of alternative uses, further discussion has taken place on this point following a rigorous analysis of the applicant's viability reports by the Council's Property Officers. Although there is little evidence of marketing the building, the developer has considered a range of alternative uses involving conversion and part conversion/extension of the Technical College building. Residential, office, hotel, restaurant, healthcare and manufacturing uses are considered. All result in a negative return on sales revenue between 9.77 and 40.62%, and the applicant argues that it is inconceivable that any developer/investor would be willing to undertake any of the options for retention/conversion, nor would there be any prospect of obtaining bank finance. Conservation through grant funding appears highly unlikely given the scarcity of funds, the status of the building and highly limited ability to demonstrate a viable business plan.
- 6.47 In light of the analysis, it appears that, at the very least, re-use of the building is highly unlikely.

*The effect on the wider Conservation Area*

- 6.48 The positive effects of the replacement buildings on the Conservation Area have already been explored above. Looking specifically at the Technical College building, the loss of the frontage building's stature and regularity is offset by the same characteristics of the three replacement 'villa' Blocks B, C and D in the same position, and the improvements in addressing the Via Sacra to the north side have already been described.

*The contribution of the replacement scheme and any 'outweighing' benefits*

- 6.49 The contribution of the buildings that would directly replace the Technical College building is set out in the preceding paragraph and is at the very least, an equal contribution in terms of the Brunswick Road aspect.
- 6.50 The contribution of Blocks A and B to address the ill-mannered north facing elevation of the Technical College building and removal of the detrimental effect of its positioning (that creates the current 'dual-carraigeway' effect of the service road and Via Sacra) is of significant benefit.
- 6.51 Contributions of the associated wider scheme to the Conservation Areas and setting of listed buildings have already been analysed and concluded to lead to an enhancement. Further public benefits accruing from the scheme include the delivery of market and affordable homes, active ground floor uses, the construction of sustainable building stock, the removal of negative buildings, the provision of new community and health care space, archaeological investigation, public art and soft landscaping improvements.
- 6.52 The scope for retaining the Technical College building *and* delivering the benefits to the Via Sacra has been explored. This exploration has two main elements; the viability of utilising the retained building for an alternative use, and the architectural implications of extending the building to achieve this. The

potential for retention of the building has already been concluded as very limited. Architecturally, an extension to achieve enclosure to the Via Sacra is likely to create an awkward addition to the frontage building, off-setting the symmetry and quite possibly detracting from the significance of the building in its current form to the one aspect it contributes well to – the view from Brunswick Road. I do not consider that this ‘half-way house’ solution of retaining and extending the building sideways would be a satisfactory approach and do not consider it to be a sound basis for refusing the application.

- 6.53 While several representations have expressed the desire to retain the Technical College building, and while the Planning Brief encourages the exploration of options for retention, it seems apparent from the supporting information that it is highly unlikely that a user would be secured and the continued vacancy and degrading of the building would endure. Theoretically the refusal of consent and resultant retention of the building might represent a well-meant attempt to secure the future of a heritage asset, but the reality is that such a future is highly unlikely to occur as no such investment is likely to be forthcoming. Furthermore, retention would not deliver the heritage benefits that would be delivered by the replacement buildings. Members will need to carefully consider the implications of positive or negative decisions on the demolition of the existing building for the future of these sites and what that future would be like in terms of the character and appearance of the area.

Conclusions on heritage matters

- 6.54 I consider that the significant archaeological remains are handled appropriately, and that the proposals would lead to an enhancement of the character and appearance of the Conservation Areas and the setting of heritage assets in the majority of instances. No harm is identified that should lead to a refusal on heritage grounds in my view. In particular I consider the demolition and replacement proposals would satisfy the provisions in various Policy documents that replacement may be acceptable if the proposals demonstrate greater benefits. I find that the loss of the most sensitive building – the Technical College frontage - is more than offset by the benefits that would accrue as a result of the development. I find that the proposals satisfy the various policy guidance on heritage matters in the PPS5, Second Deposit Local Plan and Planning Brief documents.

Traffic and Transport

- 6.55 Key traffic and transport issues are the amount of parking proposed, the introduction of a new vehicular access to the Media site and the re-arrangement and intensification of a vehicular access to the Greyfriars site, and the internal arrangement of roads within the sites.
- 6.56 A total of 207 parking spaces are proposed, including 17 for Block M the PCT building. The 71 residential units on the Media site would have 58 parking spaces. The proposal is that houses would have one allocated space each. Residents within the apartments would be able to take out a short-term lease of one of the remaining spaces should they own a car. It is proposed that the full parking demand from the Media site will be accommodated on-site.

- 6.57 The 184 residential units on the Greyfriars site would have 125 parking spaces (plus 7 for visitors). The houses would have one allocated space each and in the central blocks house residents would be able to lease a further space in the undercroft parking area if supply is available. In this arrangement, the 40 houses in the central blocks would have use of 49 spaces. Apartment residents would be able to take out a short-term lease of remaining spaces as per the Media site. There is a theoretical shortfall in the parking provision for the Greyfriars site of between 24 and 36 spaces (depending on factoring in visitors). Mitigation measures include the proposal to provide free membership of the City Council's car club for 3 years. Research demonstrates that car club membership can result in reductions in car ownership of over 25%, and it is proposed that this compensates for the theoretical shortfall. Furthermore, the applicants argue that parking constraint measures will lead to a degree of self-management of car ownership issues, with those with multiple cars being dissuaded from the site and those without cars being attracted. For this mitigation to be satisfactory it is crucial that any financial contribution to the car club scheme is arranged so as to actually deliver the ability and incentive for residents to use it in lieu of additional private cars and this issue remains under discussion. The developer in conjunction with the car club steering group is currently considering an appropriate financial contribution and associated arrangements to deliver this mitigation measure. On site parking spaces may be utilised for allocated car club spaces subject to these discussions.
- 6.58 The sites are highly accessible to pedestrians and cyclists. Bus services through Gloucester city centre are within walking distance of the sites. The train station is within 650 metres walking distance. Secure cycle storage is provided at 1 space per residential unit, with further provision close to the PCT building and other commercial units.
- 6.59 Junction assessments demonstrate that all of the monitored local junctions (Brunswick Road/Parliament Street, Brunswick Road/Park Road, Park Road/Trier Way, and Spa Road/Southgate Street) currently operate with varying degrees of spare capacity in the peak hours in all scenarios. The analysis demonstrates that traffic associated with the proposed development will have low impact on the operation of the highway network.
- 6.60 Comparison of the trips associated with the proposal with that of the College use is illuminating – it shows a reduction of 180 trips in the AM peak, 36 more in the PM peak. Overall flow increases are unlikely to be significant other than on Brunswick Road – where substantial increases are likely. However this is due to the current low level of flows, and if compared to the flows associated with the College use, the difference would not be substantial.
- 6.61 In addition to the car club arrangements, mitigation measures include a Travel Plan including disseminating sustainable travel information, vouchers towards public transport season tickets and cycling equipment, promotion of car sharing, and provision to households of attack alarm, reflective equipment and umbrella.

6.62 Detailed discussions have taken place with the Highway Authority and further work has been undertaken by the developer to address initial queries from the Highway Authority. There is no objection from the Highway Authority subject to the obligations and conditions set out earlier in the report.

### **Residential Amenity**

6.63 The two sites have a variety of neighbouring buildings. The most sensitive relationships are to the Parliament Street, Southgate Street and Priory Place properties adjacent to the main site, and to the Cromwell Street properties adjacent to the Media Site. I do not consider the proposals would cause harm to the occupants of other neighbouring properties, and have set out my considerations on the relationship to those four more sensitive locations as follows:

#### **Parliament Street (and those numbered off Brunswick Road at the end of row)**

6.64 The existing Parliament Street properties all have fairly small rear yards (some as little as 1.5m in depth). As such the properties themselves are close to the boundary with their limited amenity space also needing to be considered when judging the effect of the proposals. The existing campus arrangement has the circulatory vehicle route at the site perimeter and the vacant College buildings beyond - between 5 and 8 metres off the boundary. From the perspective of Parliament Street residents, this side elevation of the college block would be 'replaced' with the rear elevations of Block F, which constitutes two storey houses, 5.5 metres to eaves level, 7.8 metres to ridge, in addition to a small increase in site levels arising from regrading. The houses would be between 1 and 4 metres further away from the boundary than the college building.

6.65 The residents of units towards the end of Parliament Street where it meets Brunswick Road are already affected by the Technical College frontage building which runs right across beyond their rear gardens. The proposals would create in part a more open aspect at the rear by introducing the access road, and although the proposed Block D would be four storeys, it would be sited somewhat further away from the existing building.

6.66 Block E would be over three storeys but the rear wing has been cut back and windows removed during the design refinements, and would be situated to the far side of the plot from no. 20 Brunswick Road.

6.67 I consider there would be a neutral overall effect on the amenities of residents of Parliament Street/Brunswick Road in this location.

#### **Southgate Street**

6.68 The view from the rear of the Southgate Street properties has been dominated by the 9-storey tower block. Although no representations have been received it appears from site observations and electoral registers that there are several flats above the ground floor shops. The difference in environment to the rear will principally be the change between the tower and the closer, but lower (five storeys) Block I. Given its orientation, it is possible that Block I would cause

some level of overshadowing to certain rear yards of Southgate Street. The rearward flats could also have views in this direction. In my view however, the scale of Block I, the existing relationship to the college buildings, and the nature of the use of Southgate Street properties and their rear yards, means that no significant harm would be caused to the amenities of occupants.

#### Priory Place

- 6.69 Unsurprisingly the main existing effect on Priory Place is again the nine storey tower. The nearest proposed building, the four storey Block H, would occupy a similar northwest/southeast alignment to the tower – around 13 metres apart at the nearest points of Block H and Priory Place. Given the existing arrangement, the separation distance and the obtuse relationship, front-to-front between the properties, I do not consider any significant harm would be caused to occupants of Priory Place. Immediately in front of Priory Place would be an area of parking, a public square, and beyond this the restaurant and flat block A some 41 metres away. Block I would be around 16 metres away from the side of Priory House. Again I conclude that none of these new build elements would harm the amenities of Priory Place residents.

#### Cromwell Street

- 6.70 The apartment Block N would be situated to the side of the row of south facing properties on Cromwell Street, 37a being the end of row nearest. Given its orientation and the separation between, I do not consider harm would be caused to these neighbours.
- 6.71 Block L would back onto the gardens of nos. 27-35 Cromwell Street. The layout and form of Block L was amended early on during the design process to a back-to-back relationship which in my view more sensitively addresses these neighbours in terms of separation and security of gardens. The resulting relationship is of around 10 metres separation to the boundary and around 25 to 30 metres to the backs of most properties, with some outbuildings between. While the building-to-building separation is sufficient so as not to be intrusive, the proposals would lead to overlooking of the gardens of the Cromwell Street properties from upper floor windows. This could be dealt with by a condition to obscure glaze the upper floor windows to avoid overlooking.
- 6.72 In conclusion, through refinements during the production of the scheme layout, the scheme has reached a point where it would not cause any significant harm to occupants of neighbouring properties, subject to conditions to avoid overlooking from the rear of Block L. Indeed, with the removal of the 9 storey tower and similar vacant buildings, the scheme is likely to represent an improvement to the surrounding environment for some neighbours.

#### Housing

- 6.73 The Planning Brief seeks to secure a mix of dwelling types including family housing. The proposals would deliver this, providing 98 1 bedroom flats, 78 two-bed flats, 19 two-bed houses, 53 three-bed houses and 6 four-bed houses.

- 6.74 A development of this size is required to address the provision of affordable housing in accordance with local and national policy. This scheme is unusual in that it involves the Homes and Communities Agency, and it is understood that the provision of 25% affordable housing is enshrined in the contractual agreement with the developer. This level of provision is welcomed, particularly in the current economic climate, and is to be included in the s.106 agreement.
- 6.75 This 25% provides for 64 units, comprising 29 1-bed apartments, 25 2-bed apartments, 5 2-bed houses and 5 3-bed houses, at 50% rented and 50% intermediate. Housing Officers have raised concerns about the mix and tenure of the properties on offer however again this has already been established between the Homes and Communities Agency (as national agency for affordable housing) and the developer.

### **Flooding**

- 6.76 A small part of the media site, at the pedestrian/cycle access from Cromwell Street, is within Floodzone 2. The vast majority of the site is in Floodzone 1. The small area within Floodzone 2 is proposed as garden and access areas rather than buildings. The proposals would allow for easy access/egress in Floodzone 1 and no buildings are proposed within the small area of Floodzone 2. There are no flood risk concerns to warrant objecting to the application.

### **Sustainability**

- 6.77 The applicants have committed to constructing the development to Code 3 for private housing, Code 4 for the affordable units, and BREEAM 'Excellent' for the commercial units. In addition they have committed to 10% renewables on site. This commitment is welcomed, particularly on a site with heritage and viability constraints. It is recommended that conditions be imposed on any permission to secure the delivery of these benefits.

### **Ecology**

- 6.78 An ecological report has been produced. The extended Phase 1 habitat survey recorded no notable habitats of the sites. The buildings and hardstandings are considered to be of negligible ecological value. The main issues relate to bats and nesting birds and mitigation measures are recommended.

### **Bats**

- 6.79 Trees and buildings were assessed for potential to support roosting bats, and it was concluded that this was negligible and, fundamentally, no bat roosts were confirmed in any buildings on-site. The site provides foraging opportunities for bats but there is insufficient connectivity for commuting. Species in the study were common and widespread species. Bats recorded at the site are emerging from off-site roosts and using the site to forage before commuting to other off-site habitats for foraging, so they are not dependant on the site. The initial queries of the County Ecologist have been resolved.
- 6.80 Bat activity on site is negligible. Foraging activities may be disturbed by any change in the built and natural environment, but extensive replacement tree

planting and provision of garden areas in this scheme would deliver increased foraging opportunities.

- 6.81 As there is no impact on protected species, the three derogation tests of the 2010 Conservation of Habitats and Species Regulations do not need to be applied. However even if this were the case, the need for the regeneration of this site means that there is no satisfactory alternative to the development proposed, which is necessary in the public interest. Furthermore the proposals will not be detrimental to the maintenance of the population of the species.
- 6.82 Taking into account the mitigation proposals such as sensitive demolition arrangements, an appropriate lighting strategy, the provision of bat boxes in the development and the implications of new tree and ornamental planting, of value to commuting, foraging and roosting bats, the residual effect to bats would be a small benefit.

#### Birds

- 6.83 Important bird species are unlikely to use the site. Although the site provides some nesting and feeding habitat, given the more suitable nesting and feeding habitats nearby, the value of the site to birds is limited.
- 6.84 Similarly, given the creation of foraging and nesting opportunities from new tree planting and the erection of bird boxes, the residual effect to birds would be a small benefit.
- 6.85 Overall, given the removal of much of the existing site coverage but also the components of the new development, the proposal would result in a small beneficial effect to the biodiversity of the site – introducing habitats for new species while protecting the existing species of ecological value.

#### Trees and Soft Landscaping

- 6.86 Trees in Conservation Areas are afforded a degree of extra protection in that anyone, including a developer, must notify the Council of the intention to fell or undertake pruning works to any tree with a stem diameter greater than 7.5cm (in effect this covers most trees). The Council would have a maximum of six weeks from the date of receiving the notification to decide whether or not to make a Tree Preservation Order. However, should a planning permission be granted that necessitates the felling of trees in a conservation area then that decision would take precedence over the requirement to notify. As such, the existing trees on both sites are a material consideration to this application and the decision on the future of the trees will be made in the decision on these applications.
- 6.87 The majority of trees across the sites are proposed for removal with new landscaping proposals including extensive new tree planting. Several sycamores are proposed to be retained at the north east perimeter of the Media site however. The Planning Brief notes that it is desirable for trees to be maintained, if this is not the case their removal should be justified.



- 6.88 It is clear that the future of the Dawn Redwood tree (situated within the building complex of the main site) has generated significant local interest, with a number of representations objecting to its removal as part of the proposed scheme. As several objectors have indicated, designing a scheme around the existing tree is theoretically an option for this site. Clearly that is not the solution in this proposal, and instead the applicant seeks to provide additional planting around the site and a further sum of money for off-site planting as a mitigation package for the loss of existing trees. Additional noteworthy trees are those on the Brunswick Road frontage of the Media Site, in front of Priory Place and at the end of the Parliament Street row.
- 6.89 There must be a balance, in my view, between seeking to retain a tree, and the wider implications that retaining it would have for the design and layout of the scheme. It is also apparent that the retention of the tree would have implications for insuring buildings within fall radius and the stability of the tree after removing the surrounding buildings has also been questioned. Whilst this particular aspect of the justification has not proved persuasive to the Tree Officer or many contributors, I believe the Authority must take into consideration that if the tree were retained, it would unlikely that a high quality building presence could be delivered along the Brunswick Road frontage or to enclose the Via Sacra. This would, in my view, be significantly detrimental to the overall design and heritage contributions made by the scheme.
- 6.90 As part of the mitigation package in the s.106 contributions, the developers are offering a sum of £12,471 for off-site planting in the locality (within Westgate Ward). This sum has been calculated by an expert in the field and using a recognised industry standard for these calculations. In addition to on-site planting, this would provide further compensation for the loss of existing trees to a level commensurate with the value of the existing trees, and the Tree Officer is in agreement with this proposal. The combination of replacement on-site planting and the contribution to off-site planting is therefore considered sufficient to mitigate the harm of removing the existing trees. Also, I consider refusing the application on the basis of wishing to retain the Dawn Redwood tree within a development would fail to deliver a number of significant wider benefits to the Conservation Area resulting from the new buildings. Furthermore, in the overall judgement on the application, when factoring in the other material benefits arising from the development, it is not considered that the removal of on-site trees is sufficient reason, in this case, for the application to fail.

#### **S.106 contributions**

- 6.91 A sum of £250,000 is put forward by the applicants as the maximum supportable level of s.106 funds if viability is to be maintained. This figure has not been justified at the present time.
- 6.92 The following s.106 requests are relevant. The resolution of these requests would be subject to clarification over the total sum of s106 funds available:

#### *Affordable Housing*

The scheme proposes 25% affordable housing, understood to be a contractual agreement between the Homes and Communities Agency and Linden Homes. This should be secured by legal agreement.

#### *Public Open Space*

A financial contribution of £886,000 towards off-site provision / improvements to existing public open space; sport (a city wide facility) and play (Gloucester Park). A site-based contribution would be 2.04ha.

#### *Trees*

An amount of £12,471.84 towards off-site tree planting within the Westgate ward.

#### *Education & libraries*

No contributions are sought to education.

A contribution of £49,784 towards the extension of the library service.

#### *Police*

A request for a contribution of £5,000 has been made by Gloucestershire Police Authority to assist the Policing of the development. While there is no local policy to support this, the Police considers itself to be a key stakeholder in providing social infrastructure needed for development, and cite PPS's and the Community Infrastructure Levy as recognising the need to provide essential infrastructure and, under CIL, that the Police are explicitly recognised. In light of the limits on police recruitment, the £5,000 relates to the provision of police bicycles and mobile data equipment to enable an effective police service without recruitment. However Officers recommend that this request cannot be justified because the constabulary already police the area and no justification has been presented to demonstrate that this contribution is absolutely necessary and this development in the heart of the city centre would be unacceptable in planning terms if this contribution was not forthcoming.

#### *Securing community space*

Members may be aware of the history around the earlier 'Four Gates centre' concept. After the review of SWRDA spending priorities the Four Gate Centre project has ceased, but a requirement for a community facility on the Media site has continued to be a Council requirement, enshrined in the Planning Brief. This is proposed in the application as a facility for community use at lower ground floor level of the PCT building Block M. The obligation could be to provide the facility, make it available at reasonable terms and commit to a strategy to fully explore the scope for continued community use should there ever be an intention to change the use of the facility.

#### *Residential Travel Plan*

Including a Gloucestershire County Council assessment fee of £5,000 and a default payment/bond of £53,750.

#### *Car club*

A sum to be confirmed to enable the developer's proposal of car club membership for residents to be delivered as a mitigation measure for the relatively low level of car parking.

*Legal / monitoring fees*

## **7.0 CONCLUSION**

7.1 As the foregoing analysis has shown, these applications require careful consideration of a range of issues and viewpoints. Officers have undertaken a thorough assessment of the proposals, the Environmental Statement, the associated reports and the contributions made by consultees and other contributors in coming to a recommendation. In light of this analysis, subject to clarification over the sum available for s106 contributions and satisfaction that the terms of a resultant legal agreement are sufficient to mitigate the impacts of the development, I conclude that the proposals should be approved. Analysis against current policy concludes in favour of the development and there are no material considerations that lead me to conclude otherwise. In particular, the contribution of the buildings to repairing and improving the existing built environment weighs heavily in favour of granting approval.

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

8.1 That delegated powers be given to the Development Control Manager to grant full planning permission for application 11/00107/FUL subject to the conditions set out below and:

A – The receipt of satisfactory clarification on development viability to demonstrate that the £250,000 financial contribution offered as the maximum available for planning obligations in order to maintain viability is reasonable.

B – Subject to caveat A, the satisfactory completion of a Legal Agreement to secure the planning obligations set out in paragraph 6.92 above subject to further negotiation and endorsed by Chair and Vice-Chair.

8.2 That delegated powers be given to the Development Control Manager to grant Conservation Area Consent for application 11/00109/CON subject to the conditions set out below:

### **Conditions for full planning permission 11/00107/FUL**

#### Condition

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

#### Reason

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

## Condition

The development hereby permitted shall be carried out in accordance with the drawings on the following plans except where otherwise required by conditions of this permission:

### Greyfriars site layout

1539/P/010 G received by the Local Planning Authority 22<sup>nd</sup> August 2011

### Block A (as indicated on the approved site layout)

1539/P/160 C received by the Local Planning Authority 31<sup>st</sup> January 2011

1539/P/161 B received by the Local Planning Authority 31<sup>st</sup> January 2011

1539/P/365 B received by the Local Planning Authority 31<sup>st</sup> January 2011

1539/P/366 B received by the Local Planning Authority 31<sup>st</sup> January 2011

### Block B (as indicated on the approved site layout)

1539/P/170 C received by the Local Planning Authority 22<sup>nd</sup> August 2011

1539/P/362 A received by the Local Planning Authority 22<sup>nd</sup> August 2011

### Block C (as indicated on the approved site layout)

1539/P/171 C received by the Local Planning Authority 22<sup>nd</sup> August 2011

1539/P/360 D received by the Local Planning Authority 5<sup>th</sup> October 2011

### Block D (as indicated on the approved site layout)

1539/P/172 C received by the Local Planning Authority 22<sup>nd</sup> August 2011

1539/P/363 A received by the Local Planning Authority 22<sup>nd</sup> August 2011

### Block E (as indicated on the approved site layout)

1539/P/180 D received by the Local Planning Authority 22<sup>nd</sup> August 2011

1539/P/364 A received by the Local Planning Authority 22<sup>nd</sup> August 2011

### Block F (as indicated on the approved site layout)

1539/P/140 A received by the Local Planning Authority 22<sup>nd</sup> August 2011

1539/P/141 received by the Local Planning Authority 22<sup>nd</sup> August 2011

1539/P/142 A received by the Local Planning Authority 22<sup>nd</sup> August 2011

1539/P/300 B received by the Local Planning Authority 22<sup>nd</sup> August 2011

1539/P/301 A received by the Local Planning Authority 31<sup>st</sup> January 2011

### Blocks G and H (as indicated on the approved site layout)

1539/P/150 B received by the Local Planning Authority 22<sup>nd</sup> August 2011

1539/P/020 C received by the Local Planning Authority 22<sup>nd</sup> August 2011

1539/P/021 C received by the Local Planning Authority 22<sup>nd</sup> August 2011

1539/P/022 C received by the Local Planning Authority 22<sup>nd</sup> August 2011

1539/P/023 C received by the Local Planning Authority 22<sup>nd</sup> August 2011

1539/P/024 C received by the Local Planning Authority 5<sup>th</sup> October 2011

1539/P/152 B received by the Local Planning Authority 22<sup>nd</sup> August 2011

1539/P/302 B received by the Local Planning Authority 22<sup>nd</sup> August 2011

1539/P/303 B received by the Local Planning Authority 22<sup>nd</sup> August 2011

1539/P/305 B received by the Local Planning Authority 22<sup>nd</sup> August 2011

1539/P/304 B received by the Local Planning Authority 22<sup>nd</sup> August 2011

Block I – houses (as indicated on the approved site layout)

1539/P/154 B received by the Local Planning Authority 22<sup>nd</sup> August 2011

1539/P/306 B received by the Local Planning Authority 24<sup>th</sup> February 2011

Block I – flat block (as indicated on the approved site layout)

1539/P/190 B received by the Local Planning Authority 31<sup>st</sup> January 2011

1539/P/367 B received by the Local Planning Authority 31<sup>st</sup> January 2011

1539/P/368 B received by the Local Planning Authority 31<sup>st</sup> January 2011

Media site layout

1539/P/011 F received by the Local Planning Authority 22<sup>nd</sup> August 2011

Block J (as indicated on the approved site layout)

1539/P/200 B received by the Local Planning Authority 31<sup>st</sup> January 2011

1539/P/369 B received by the Local Planning Authority 31<sup>st</sup> January 2011

1539/P/370 B received by the Local Planning Authority 31<sup>st</sup> January 2011

Blocks K and L (as indicated on the approved site layout)

1539/P/375 A received by the Local Planning Authority 5<sup>th</sup> October 2011

1539/P/376 A received by the Local Planning Authority 5<sup>th</sup> October 2011

1539/P/377 A received by the Local Planning Authority 5<sup>th</sup> October 2011

1539/P/378 received by the Local Planning Authority 24<sup>th</sup> February 2011

1539/P/379 A received by the Local Planning Authority 5<sup>th</sup> October 2011

Block M the PCT building (as indicated on the approved site layout)

80108\_P\_(0)\_025 A received by the Local Planning Authority 7<sup>th</sup> September 2011

80108\_P\_(0)\_026 A received by the Local Planning Authority 7<sup>th</sup> September 2011

80108\_P\_(0)\_040 B received by the Local Planning Authority 22<sup>nd</sup> August 2011

80108\_P\_(0)\_041 B received by the Local Planning Authority 22<sup>nd</sup> August 2011

80108\_P\_(0)\_020 B received by the Local Planning Authority 22<sup>nd</sup> August 2011

80108\_P\_(0)\_021 B received by the Local Planning Authority 22<sup>nd</sup> August 2011

80108\_P\_(0)\_022 B received by the Local Planning Authority 22<sup>nd</sup> August 2011

80108\_P\_(0)\_023 B received by the Local Planning Authority 22<sup>nd</sup> August 2011

80108\_P\_(0)\_024 A received by the Local Planning Authority 22<sup>nd</sup> August 2011

Block N (as indicated on the approved site layout)

1539/P/220 C received by the Local Planning Authority 22<sup>nd</sup> August 2011

1539/P/221 B received by the Local Planning Authority 31<sup>st</sup> January 2011

1539/P/371 B received by the Local Planning Authority 31<sup>st</sup> January 2011  
1539/P/372 A received by the Local Planning Authority 31<sup>st</sup> January 2011

Reason

To ensure that the development is carried out in accordance with the approved plans.

Condition

The residential buildings hereby approved shall achieve the following standards unless otherwise agreed in writing by the Local Planning Authority:

Open market dwellings shall achieve Code Level 3 in accordance with the requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme);

Affordable dwellings shall achieve Code Level 4 in accordance with the requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme);

No development shall take place until a Design stage assessment (under the Code for Sustainable Homes or its successor) by an accredited assessor has been carried out and a copy of the summary score sheet and Interim Code Certificate have been submitted to and approved in writing by the Local Planning Authority.

Reason

To achieve the standards offered by the applicant in the interests of climate change and sustainability, reducing carbon emissions from residential buildings as set out in 'Planning and Climate Change Supplement to PPS 1' and Development policy G of the RSS for the South West, July 2008.

Condition

No residential unit shall be occupied until a copy of the summary score sheet and Post Construction Review Certificate (under the Code for Sustainable Homes or its successor) has been submitted to and approved in writing by the Local Planning Authority for it to certify that the agreed level has been achieved, and the development shall be maintained as such thereafter.

Reason

To achieve the standards offered by the applicant in the interests of climate change and sustainability, reducing carbon emissions from residential buildings as set out in 'Planning and Climate Change Supplement to PPS 1' and Development policy G of the RSS for the South West, July 2008.

Condition

No development of non-residential units shall take place until an interim certificate of compliance confirming that the design of the development is likely to achieve 'Excellent' rating in accordance with the Building Research Establishment Environmental Assessment Method (BREEAM) (or such national measure of sustainability for house design that replaces that scheme) has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in all respects in accordance with the details approved by the interim certificate of compliance and maintained thereafter.

Reason

To achieve the standards offered by the applicant in the interests of climate change and sustainability, reducing carbon emissions from buildings as set out in 'Planning and Climate Change Supplement to PPS 1' and Development policy G of the RSS for the South West, July 2008.

Condition

No non-residential unit shall be occupied until a final certificate confirming the achievement of the 'Excellent' rating in accordance with the Building Research Establishment Environmental Assessment Method (BREEAM) (or such national measure of sustainability for commercial design that replaces that scheme) has been submitted to the Local Planning Authority. The development will at all times be operated in accordance with the BREEAM final certificate.

Reason

To achieve the standards offered by the applicant in the interests of climate change and sustainability, reducing carbon emissions from buildings as set out in 'Planning and Climate Change Supplement to PPS 1' and Development policy G of the RSS for the South West, July 2008.

Condition

No development approved by this permission shall be commenced until a scheme detailing how 10% of the on-site energy requirement (measured in carbon) is to be generated by renewable or low carbon means has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented before the first use of the development hereby approved and maintained thereafter.

Reason

To achieve the standards offered by the applicant in the interests of climate change and sustainability, reducing carbon emissions as set out in 'Planning and Climate Change Supplement to PPS 1' and Development policy G of the RSS for the South West, July 2008, and in accordance with the Interim Adoption Greater Greyfriars Planning Brief 2010.

Condition

No development shall take place other than site remediation, demolition or infrastructure provision until details of any renewable energy equipment proposed to be installed externally (i.e. outside the envelope of buildings) have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**Reason**

In the interests of protecting the character and appearance of the Conservation Areas and the setting of listed buildings, in accordance with Policies BE.10, BE.12, BE.23 and BE.29 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition**

No development shall take place other than site remediation, demolition or infrastructure provision until details of all building facing materials and finishes have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**Reason**

To ensure that the materials and exterior building components are appropriate to their context and in the interests of protecting the character and appearance of the Conservation Areas and the setting of listed buildings, in accordance with Policies BE.7, BE.10, BE.11, BE.23 and BE.29 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition**

No development shall take place other than site remediation, demolition or infrastructure provision until scaled sectional drawings of all windows and their reveals to all buildings hereby approved ('typical' details for multiple windows would be acceptable) have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**Reason**

To ensure that the detailing of buildings is appropriate to its context and in the interests of protecting the character and appearance of the Conservation Areas and the setting of listed buildings, in accordance with Policies BE.7, BE.10, BE.11, BE.23 and BE.29 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition**

No development shall take place other than site remediation, demolition or infrastructure provision until details of any balconies and canopies to buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed to in writing by the Local



Planning Authority these details shall include site plans and elevations to identify the location of balconies and canopies, scaled elevation drawings, scaled sectional drawings and materials. Development shall be carried out in accordance with the approved details.

#### Reason

To ensure that exterior building components are appropriate to their context and in the interests of protecting the character and appearance of the Conservation Areas and the setting of listed buildings, in accordance with Policies BE.7, BE.10, BE.11, BE.23 and BE.29 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition

Notwithstanding that indicated on the submitted plans, no development shall take place other than site remediation, demolition or infrastructure provision until details of the surface material finishes for the highways, footpaths, cycle ways, private drives and all other hard surfaces have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and maintained as such thereafter.

#### Reason

To ensure that the materials are appropriate to their context and in the interests of protecting the character and appearance of the Conservation Areas and the setting of listed buildings, in accordance with Policies BE.10, BE.12, BE.23 and BE.29 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition

No development shall take place other than site remediation, demolition or infrastructure provision until details of the surfacing and structural arrangement and external materials treatment to the interface between the Greyfriars site and the adjacent land at Priory Place and Greyfriars Lane/Via Sacra has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented as approved and maintained as such thereafter.

#### Reason

In the interests of ensuring an appropriate transition into the site and to preserve the character and appearance of the Conservation Area and the setting of listed buildings, in accordance with Policies BE.12, BE.23 and BE.29 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition

No development shall take place other than site remediation, demolition or infrastructure provision until full details of any flues and ducting for all above-ground services, satellite dishes and antennae to be incorporated into the

buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Such equipment shall be installed in accordance with the approved details.

**Reason**

In the interests of protecting the character and appearance of the Conservation Areas and the setting of adjacent listed buildings, in accordance with policies BE.7, BE.10, BE.23 and BE.29 of the Second Deposit City of Gloucester Local Plan (2002), and the provisions of PPG.15.

**Condition**

The first and second floor windows in the rear (south east-facing) elevations of the units within Block L (as indicated on the approved site layout) shall be constructed so that no part of the framework less than 1.7m above finished floor level shall be openable. Any part below that level shall be fitted with, and retained in, obscure glazing.

**Reason**

In order to protect the residential amenity of adjacent properties in accordance with Policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition**

No development shall take place other than site remediation, demolition or infrastructure provision until details of street and open space furniture, screen walls, fences and other means of enclosure, and garage and refuse storage doors/gates have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed to in writing by the Local Planning Authority, such details shall include scaled elevation drawings, site plans identifying their location, and materials. Development shall be carried out in accordance with the approved details.

**Reason**

In the interests of privacy and security, and protecting the character and appearance of the Conservation Areas and the setting of listed buildings, in accordance with Policies BE.23 and BE.29 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition**

The garage doors/gates details approved under Condition X shall be maintained as such thereafter.

**Reason**

In the interests of maintaining a high quality appearance to the development and natural surveillance and preserving the character and appearance of the Conservation Area in accordance with Policy BE.29 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition

Unless otherwise agreed in writing by the Local Planning Authority, no development shall take place other than site remediation, demolition or infrastructure provision until details of gates or other security measures to the following parking areas have been submitted to and approved in writing by the Local Planning Authority:

a/ Parking area to north side of apartment Block I (as indicated on the approved site layout);

b/ Parking area between dwellinghouse Block I and Block F (as indicated on the approved site layout);

c/ Parking area to north side of Block N (as indicated on the approved site layout);

d/ Parking area between Blocks J and K (as indicated on the approved site layout);

The details shall be implemented as approved prior to the occupation of any unit utilising the parking area, and maintained as such thereafter unless the Local Planning Authority gives written approval to any variation.

#### Reason

In the interests of the community safety and the security of the site, in accordance with Policy BE.5, BE.17 and BE.18 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition

No development shall take place other than site remediation, demolition or infrastructure provision until details of the location and appearance of gates to rear pathways within Blocks F and K (as indicated on the approved site layout) of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Gates shall be sited so as to avoid any significant recess as far as possible. The gates shall be implemented in accordance with the approved details prior to the occupation of any unit within the respective Block.

#### Reason

In the interests of the community safety and the security of the site, in accordance with Policy BE.5 and BE.17 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition

No development shall take place other than site remediation, demolition or infrastructure provision until a scheme of architectural lighting to the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall comply with the Landscape and Ecological Management Plan under condition X as relates to the effect on bats. The scheme shall be implemented as approved.

#### Reason

In the interests of protecting and enhancing the character and appearance of the Conservation Areas and the setting of adjacent listed buildings, in accordance with policies BE.7, BE.10, BE.23 and BE.29 of the Second Deposit City of Gloucester Local Plan (2002), and the provisions of PPG.15.

#### Condition

No development of Block L (as indicated on the approved site layout) shall take place other than site remediation, demolition or infrastructure provision until details of storage provision for refuse and recycling bin storage for units of Block L have been submitted to and approved in writing by the Local Planning Authority. The storage facilities shall be implemented as approved prior to the occupation of any unit within Block L.

#### Reason

To ensure satisfactory provision of refuse and recycling storage and to preserve the appearance of the development, in accordance with Policy BE.17 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows or dormer windows other than those expressly authorised by this permission shall be constructed in:

- a/ the rear (south facing) elevation of any unit within Block F (as indicated on the approved site layout) on the Greyfriars site;
- b/ the rear (south facing) elevation of any unit within Block K (as indicated on the approved site layout) on the Media site;
- c/ the rear (east facing) elevation of any unit within Block L (as indicated on the approved site layout) on the Media site.

#### Reason

In order to protect the residential amenity of adjacent properties in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition

No development shall take place other than site remediation or demolition until detailed plans showing the existing and proposed ground levels of the site and the proposed finished floor levels of all the buildings have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved plans.

#### Reason

To ensure that the development is of a scale and height appropriate to the site and locality and to protect the amenity of neighbours in accordance with Policies BE.1 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

## **Landscaping**

### Condition

Landscaping shall be undertaken in accordance with the following plans:  
Landscape Masterplan: E10516 102 E SA 74 0006 B07 received by the Local Planning Authority 24<sup>th</sup> August 2011;  
Greyfriars site planting specification: E10516 102 E SA 74 0002 B03 received by the Local Planning Authority 24<sup>th</sup> August 2011; and  
Media site planting specification: E10516 102 E SA 74 0004 B03 received by the Local Planning Authority 24<sup>th</sup> August 2011.  
Unless otherwise agreed to in writing by the Local Planning Authority.

### Reason

In order to protect the visual amenities of the area in accordance with Policies BE.4 and BE.12 of the Second Deposit City of Gloucester Local Plan (2002).

### Condition

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased 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. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year defects period.

### Reason

In order to protect the visual amenities of the area in accordance with Policies BE.4 and BE.12 of the Second Deposit City of Gloucester Local Plan (2002).

### Condition

Unless otherwise agreed to in writing by the Local Planning Authority, the planting of trees as part of the approved landscaping proposals shall only take place in accordance with the tree pit detail indicated on plan ref. E10516 102 E SA 10 0003 A01 appended to the Waterman addendum "Response to Tree Officer comment" received by the Local Planning Authority on 22<sup>nd</sup> August 2011.

### Reason

In order to protect buried heritage assets in accordance with Policy BE.31 of the Second Deposit City of Gloucester Local Plan (2002).

### Condition

No development shall commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the

Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

**Reason**

To ensure that the development is provided with a satisfactory means of drainage, to reduce the risk of creating or exacerbating a flooding problem, to minimise the risk of pollution, and to prevent surface water discharging onto the highway in the interests of highway safety in accordance with Policies FRP.1a, FRP.6, FRP.11 and TR.31 of the City of Gloucester Second Deposit Local Plan 2002.

**Public art**

**Condition**

No development shall commence until detailed public art specifications for both;

a/ the square adjacent to the Greyfriars monument; and

b/ the 'Roman wall' interpretation at the Brunswick Road frontage

have been submitted to and approved in writing by the Local Planning Authority. The specifications shall include, for each piece; scale layout plan, scaled elevations, visualisation/artist's impression, external materials, specification of any planting and a timetable for implementation. The public art pieces shall both be implemented in accordance with the approved details.

**Reason**

To enable consideration of the public art pieces and ensure their implementation in a timely manner, in accordance with Policies BE.7 and BE.16 of the City of Gloucester Second Deposit Local Plan 2002.

**Condition**

Unless otherwise agreed to in writing by the Local Planning Authority the bronze entrance doors to the main Brunswick Road frontage entrance of the existing Technical College building shall be re-used at ground floor of Block B (as indicated on the approved site layout) and the café unit in Block B shall not be brought into use until the bronze doors have been installed.

**Reason**

In the interests of achieving a well-considered and sensitive architectural treatment to the development that re-utilises noteworthy features of this existing building, in accordance with Policy BE.7 of the City of Gloucester Second Deposit Local Plan 2002.

**Ecology**

**Condition**

No development shall take place until an Environmental Management Plan for the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the approved Environmental Management Plan.

#### Reason

To preserve and enhance biodiversity in accordance the recommendations of the Environmental Statement Ecology chapter and with Policy B.7 of the City of Gloucester Second Deposit Local Plan 2002 and PPS9.

#### Condition

No development shall take place until a Landscape and Ecological Management Plan for the operational phase of the development has been submitted to and approved in writing by the Local Planning Authority. This shall include details of how the lighting strategy is sensitive to bats. The Landscape and Ecological Management Plan shall be complied with for the lifetime of the development unless otherwise agreed to in writing by the Local Planning Authority.

#### Reason

To preserve and enhance biodiversity in accordance the recommendations of the Environmental Statement Ecology chapter and with Policy B.7 of the City of Gloucester Second Deposit Local Plan 2002 and PPS9.

#### Condition

No development including demolition or site clearance shall be commenced on the site or machinery or material brought onto the site for the purpose of development until full details regarding adequate measures to protect trees have been submitted to and approved in writing by the Local Planning Authority. This shall include:

(a) Fencing. Protective fencing must be installed around trees to be retained on site. The protective fencing design must be to specifications provided in BS5837:2005 or subsequent revisions, unless agreed in writing with the local planning authority. A scale plan must be submitted and approved in writing by the local planning authority accurately indicating the position of protective fencing. No development shall be commenced on site or machinery or material brought onto site until the approved protective fencing has been installed in the approved positions and this has been inspected on site and approved in writing by the local planning authority. Such fencing shall be maintained during the course of development,

(b) Tree Protection Zone (TPZ) The area around trees and hedgerows enclosed on site by protective fencing shall be deemed the TPZ. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, citing of site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within the TPZ, unless agreed in writing with the local planning authority. The TPZ shall be maintained during the course of development

Specifically, the existing trees to be retained at the north east of the Media site shall not be pruned without the prior written agreement of the Local Planning Authority.

**Reason**

To ensure adequate protection to existing trees which are to be retained and to retain habitat, in accordance with the submitted reports and in the interests of the character and amenities of the area and protecting biodiversity in accordance with policies B.10 and BE.4 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition**

No development shall take place other than site remediation, demolition or infrastructure provision until details of bat boxes, bat bricks and bird boxes to be erected have been submitted to and approved in writing by the Local Planning Authority. The approved bat boxes, bat bricks and bird boxes shall be implemented within any buildings prior to the occupation of any such respective building and within external areas concurrently with the implementation of landscaping unless an alternative timetable is agreed in writing with the Local Planning Authority.

**Reason**

To preserve and enhance biodiversity in accordance the recommendations of the Environmental Statement Ecology chapter and with Policy B.7 of the City of Gloucester Second Deposit Local Plan 2002 and PPS9.

**Condition**

No development shall commence until details of measures to discourage seagulls from nesting and roosting on the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to the occupation of any building or unit within that building, unless otherwise agreed in writing by the Local Planning Authority.

**Reason**

In the interests of the appearance of the development and to avoid nuisance caused by nesting and roosting seagulls, in accordance with Policy BE.10 of the City of Gloucester Second Deposit Local Plan 2002

**Environmental issues**

**Condition**

No development shall take place other than site remediation, demolition or infrastructure provision until details of sound insulation measures for all rooms that fall into Noise Exposure Category B (as set out in the submitted Noise Report), including acoustic glazing and acoustically treated ventilation have been submitted to and approved in writing by the Local Planning Authority. Such measures shall meet BS8233: Reasonable recommended internal noise



levels. No dwelling within Noise Exposure Category B shall be occupied until the approved measures have been implemented in full.

Reason

To deliver the noise mitigation as set out in the submitted Noise Report as necessary to create an acceptable living environment, in accordance with Policy FRP.10 of the City of Gloucester Second Deposit Local Plan 2002.

Condition

No development shall take place until a detailed dust, noise and pollution strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall address all aspects of air and noise pollution during the construction phase and development shall only take place in accordance with the approved strategy.

Reason

In the interests of protecting the amenities of local residents in accordance with Policies BE.21, FRP.10 and FRP.11 of the City of Gloucester Second Deposit Local Plan 2002.

Condition

Construction work and the delivery of materials shall be limited to the hours of 0800 hours to 1800 hours Monday to Friday and 0800 hours to 1300 hours on Saturdays and no construction work or deliveries shall take place on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reasons

In the interests of protecting the amenities of local residents in accordance with Policy BE.21 of the City of Gloucester Second Deposit Local Plan 2002.

Condition

Prior to the commencement of development of any restaurant/café use hereby permitted a scheme for the ventilation of fumes and odours 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 fumes and odours are properly discharged and 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

No development shall take place until a Waste Minimisation Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall address all waste products arising from the construction phase. Development shall only take place in accordance with the provisions of the approved Waste Minimisation Plan.

**Reason**

To encourage recycling and minimise the production of waste, in accordance with Policy 36 of the Adopted Gloucestershire Waste Local Plan 2002 - 2012, and The Adopted Supplementary Planning Document Waste Minimisation on Development Projects (2006).

**Archaeology**

**Condition**

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. No works shall be undertaken other than in accordance with the approved written scheme of investigation.

**Reason**

The proposed development site has potential to include significant elements of the historic environment. If present and revealed by development works, the Council requires that these elements will be recorded during development and their record made publicly available. This accords with Policy BE.31 of the Second Deposit City of Gloucester Local Plan (2002) and the Interim Adoption Supplementary Planning Document 'Development Affecting Sites of Historic Environment (Archaeological) Interest' (2008).

**Condition**

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 excavation of all significant archaeological deposits that are likely to face an impact from the proposed development, with the provision for appropriate archiving and public dissemination of the findings.

**Reason**

The proposed development site includes significant elements of the historic environment. The Council requires that these elements will be recorded in advance of development and their record made publicly available. This

accords with Policy BE.31 of the Second Deposit City of Gloucester Local Plan (2002) and the Interim Adoption Supplementary Planning Document 'Development Affecting Sites of Historic Environment (Archaeological) Interest' (2008).

#### Condition

No development or demolition shall take place within the proposed development site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic environment work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme will provide for archaeological recording of significant elements of the historic built environment that are likely to face an impact from the proposed development and any proposed demolition, with the provision for appropriate archiving and public dissemination of the findings.

#### Reason

The proposed development site includes significant elements of the historic built environment. The Council requires that these elements will be recorded in advance of any development or demolition and their record be made publicly available. This accords with policy BE.31 of the Second Deposit City of Gloucester Local Plan (2002) and the Interim Adoption Supplementary Planning Document 'Development Affecting Sites of Historic Environment (Archaeological) Interest' (2008).

#### Condition

No development shall take place within the proposed development site until the applicant, or their agents or successors in title, has produced a detailed scheme showing the complete scope and arrangement of the foundation design and ground works of the proposed development (including services), and this scheme shall also include provisions to deal with the potential for vibration to affect the Greyfriars monument, which have been submitted to the Local Planning Authority and approved in writing. Development shall only take place in accordance with the approved scheme.

#### Reason

The proposed development site is likely to include highly significant heritage assets of archaeological interest. The Council requires that disturbance or damage by foundations and related works of these elements is minimised, but are, where appropriate, preserved in situ. This accords with policy BE.31 of the Second Deposit City of Gloucester Local Plan (2002) and the Interim Adoption Supplementary Planning Document 'Development Affecting Sites of Historic Environment (Archaeological) Interest' (2008).

#### Condition

No development shall take place other than site remediation, demolition or infrastructure provision until details of public display material for the

interpretation of archaeological remains and the public art pieces has been submitted to and approved in writing by the Local Planning Authority. This shall include as a minimum display material in the vicinity of the Greyfriars monument and the Roman city walls remains for both archaeological material and the public art pieces. These details shall include plans of the display structure and material content, and the precise location of the structure. The display material shall be implemented within a period of one month of the completion of the development and shall be retained thereafter for the lifetime of the development.

#### Reason

The proposed development site is likely to include highly significant heritage assets of archaeological interest. Provision of material to convey information on these assets to the public relates to the preservation and recording aspirations of Policies BE.31 and BE.37 of the Second Deposit City of Gloucester Local Plan (2002) and the Interim Adoption Supplementary Planning Document 'Development Affecting Sites of Historic Environment (Archaeological) Interest' (2008).

#### **Contaminated land**

##### Condition

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part 4 has been complied with in relation to that contamination.

##### *1. Site Characterisation*

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,

- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

### *2. Submission of Remediation Scheme*

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must accord with the provisions of the EPA 1990 in relation to the intended use of the land after remediation.

### *3. Implementation of Approved Remediation Scheme*

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority, to include, if necessary, long-term monitoring proposals.

### *4. Reporting of Unexpected Contamination*

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part 3, to include, if necessary, long-term monitoring proposals.

### **Reason**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development

can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy FRP.15 of the Second Deposit City of Gloucester Local Plan (2002).

### **Highways**

#### Condition

Development shall not begin until precise engineering details of the junctions between the proposed service roads on both the Greyfriars and Media sites (as referenced on the approved site layout plans) and Brunswick Road have been approved in writing by the Local Planning Authority. No building shall be occupied on the Greyfriars site until that junction serving the Greyfriars site has been constructed in accordance with the approved details and no building shall be occupied on the Media site until that junction serving the Media site has been constructed in accordance with the approved details.

#### Reason

In the interests of highway safety in accordance with Policy TR.31 of the Gloucester City Council Revised Second Stage Deposit Local Plan and paragraph 28 of Planning Policy Guidance 13 - Transport.

#### Condition

Development shall not begin until precise engineering details of a pedestrian and cycle link on the Media site (as referenced on the approved site layout plan) to Cromwell Street have been approved in writing by the Local Planning Authority. No building shall be occupied on the Media site until that link leading onto Cromwell Street has been constructed in accordance with the approved details.

#### Reason

In the interests of providing appropriate provision for pedestrians and cyclists in accordance with Policy TR.33 of the Gloucester City Council Revised Second Stage Deposit Local Plan and paragraph 28 of Planning Policy Guidance 13 - Transport .

#### Condition

The buildings hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plans 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 Gloucester City Council Revised Second Stage Deposit Local Plan.

#### Condition

No unit on the development hereby permitted shall be occupied until the access roads (including surface water drainage/disposal, vehicular turning head(s), street lighting, and footways where proposed) providing access from the nearest public road to that unit have been completed to at least binder course level in accordance with the submitted plans, and those access roads, shall be maintained in that form until and unless adopted as highway maintainable at public expense.

#### Reason

To minimise hazards and inconvenience for users of the development by ensuring that there is a satisfactory means of access and in accordance with Policy TR.31 of the Gloucester City Council Revised Second Stage Deposit Local Plan.

#### Condition

Unless otherwise agreed to in writing by the Local Planning Authority no development shall take place other than site remediation, demolition or infrastructure provision until details of the location of car club parking bays within the application sites and a timetable for their implementation have been submitted to and approved in writing by the Local Planning Authority. The approved car club parking bays shall be implemented in accordance with the approved details.

#### Reason

In order to encourage the use of the car club facility and to assess the implications of this mitigation strategy in accordance with Policy TR.31 of the City of Gloucester Second Stage Deposit Local Plan 2002.

#### Condition

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

The Statement shall:

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

#### Reason

To reduce the potential impact on the public highway in accordance with Policy TR.31 of the Gloucester City Council Revised Second Stage Deposit Local Plan.

#### Condition

No development shall take place until precise details of secure and covered cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority and the approved storage facilities for each unit shall be provided prior to occupation of that unit and shall be retained thereafter. Details shall comprise scaled site plans indicating location and the number of cycle stands and the type of stand. The facilities shall be in accordance with the adopted cycle parking standards of the Gloucester City Council Revised Second Stage Deposit Local Plan unless otherwise agreed in writing by the Local Planning Authority.

#### 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 and Policy TR.12 of the Gloucester City Council Revised Second Stage Deposit Local Plan.

#### Condition

The integral garages and access thereto must be reserved for the garaging or parking of private motor vehicles and shall at no time be converted to habitable accommodation.

#### Reason

To ensure adequate off street parking arrangements remain available at all times in the interests of highway safety in accordance with policies TR.9 and TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

#### Condition

Prior to the occupation of any dwelling fire hydrants served by mains water supply shall have been installed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

#### Reason

In the interests of community safety and to accord with the Gloucestershire Structure Plan Policy S.5.

### **Notes**

#### Note

The siting of satellite dishes and antennae will need to be sensitively located and any dishes/antennae to be installed over and above any equipment approved pursuant to Condition 7 above will require the submission of separate formal applications for consideration by this planning authority.



Note

The developer is requested to use all reasonable endeavours to salvage noteworthy parts of the College buildings, should there be a willing recipient of such donations. This is particularly the case with the coat of arms and planters at the main Technical College frontage building.

Note

The developer is strongly encouraged to liaise with English Heritage's Estates Surveyor (tel. 01179 750700) in early course regarding proposals to mitigate the effects on adjacent historic structures of any vibration during the construction phase.

Note

To assist in the strategic conservation of countywide biodiversity and determination of other planning applications, all species and habitat records from the ecological work commissioned from the applicant should be copied (preferably in electronic format) to the Gloucestershire Centre for Environmental Records (GCER).

**Conditions for Conservation Area Consent 11/00109/CON**

Condition

Demolition works shall be begun before the expiration of three years from the date of this consent.

Reason

In order to comply with the provisions of section 18 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition

No demolition works shall be undertaken other than of those buildings identified by hatching on plans referenced;  
1539/P/006 received 24<sup>th</sup> February 2011 and  
1539/P/007 received 24<sup>th</sup> February 2011.

Reason

In the interests of clarity to define the terms of the consent and the protection of buried heritage assets on the 'Greyfriars' site, which contains nationally important remains, in accordance with the aims of Policies BE.31, BE.34 and BE.36 of the 2002 City of Gloucester Second Deposit Local Plan, and the Interim Adoption SPD of Gloucester City Council's 'Development Affecting Sites of Historic Environment (Archaeological) Interest' (2008).

Condition

The buildings shall not be demolished in accordance with this consent until a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

**Reason**

Pursuant to the provisions of Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**Condition**

No demolition works shall take place until a Demolition Method Statement has been submitted to and approved in writing by the Local Planning Authority. This statement shall provide measures for the following:

- a) Monitoring vibration in relation to the impact on surrounding buildings and a mechanism to cease works and address problems if identified;
  - b) Tree protection;
  - c) Minimising dust, noise and other pollution arising from the works,
- Demolition works shall only take place in accordance with the approved Demolition Method Statement.

**Reason**

To protect the environment during the demolition phase in accordance with the recommendations of the submitted Environmental Statement, Policies FRP.10, FRP.11, BE.21 and B.8 of the City of Gloucester Second Deposit Local Plan 2002 and PPS9.

**Condition**

Demolition shall only take place during September to February (inclusive) other than in accordance with an Ecological Watching Brief that shall have been submitted to and approved in writing by the Local Planning Authority.

**Reason**

To ensure appropriate consideration is given to ecological matters in accordance with the recommendations of the submitted report, Policy B.8 of the City of Gloucester Second Deposit Local Plan 2002 and PPS9.

**Condition**

A soft-stripping method shall be used in the first phases of demolition in accordance with the provisions of Section 6 of the Waterman Update Bat Survey Report.

**Reason**

To ensure appropriate consideration is given to ecological matters in accordance with the submitted report and with Policy B.8 of the City of Gloucester Second Deposit Local Plan 2002 and PPS9.

#### Condition

The retained trees at the north east part of the Media site shall be protected in accordance with details approved under Condition 3 of this consent and shall not be pruned without the prior written agreement of the Local Planning Authority.

#### Reason

To protect trees during the demolition phase and to preserve potential habitat, in accordance with the submitted report and with Policy B.8 of the City of Gloucester Second Deposit Local Plan 2002 and PPS9.

#### Condition

No demolition shall take place within the proposed development site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic environment work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme will provide for archaeological recording of significant elements of the historic built environment that are likely to face an impact from the proposed development and any proposed demolition, with the provision for appropriate archiving and public dissemination of the findings.

#### Reason

The proposed development site includes significant elements of the historic built environment. The Council requires that these elements will be recorded in advance of any development or demolition and their record be made publicly available. This accords with policy BE.31 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).

#### Condition

No demolition shall take place until a Waste Minimisation Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall address all waste products arising from the demolition phase. Demolition works shall only take place in accordance with the provisions of the approved Waste Minimisation Plan.

#### Reason

To encourage recycling and minimise the production of waste, in accordance with Policy 36 of the Adopted Gloucestershire Waste Local Plan 2002 - 2012, and The Adopted Supplementary Planning Document Waste Minimisation on Development Projects (2006).

#### Condition

Unless otherwise agreed to in writing by the Local Planning Authority the bronze entrance doors, City Coat of Arms and planters to the front part of the

existing Technical College frontage building shall be safely removed from the building prior to the demolition of the main façade of the building.

**Reason**

In the interests of retaining noteworthy features of this existing building for re-use within the scheme or other safe storage, in accordance with Policy BE.7 of the City of Gloucester Second Deposit Local Plan 2002.

**Condition**

Unless otherwise agreed in writing by the Local Planning Authority, during the demolition phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 0800hrs to 1800hrs, Saturday 0800hrs to 1300hrs nor at any time on Sundays, Bank or Public Holidays.

**Reason**

To protect the amenity of local residents in accordance with Policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition**

The demolition sites shall be secured by solid hoardings, details of which (including their location, height and visual display material) shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The hoardings shall be erected in accordance with such approved details and maintained as such for the duration of time the site is vacant prior to redevelopment unless otherwise agreed in writing by the Local Planning Authority.

**Reason**

In the interests of visual amenity and character and appearance of the Conservation Area in accordance with the aims of Policy BE.29 of the 2002 City of Gloucester Second Deposit Local Plan.

**Note**

The developer is strongly encouraged to liaise with English Heritage's Estates Surveyor (tel. 01179 750700) in early course regarding proposals to mitigate the effects on adjacent historic structures of any vibration during demolition.

Decision: .....

Notes: .....

.....

.....

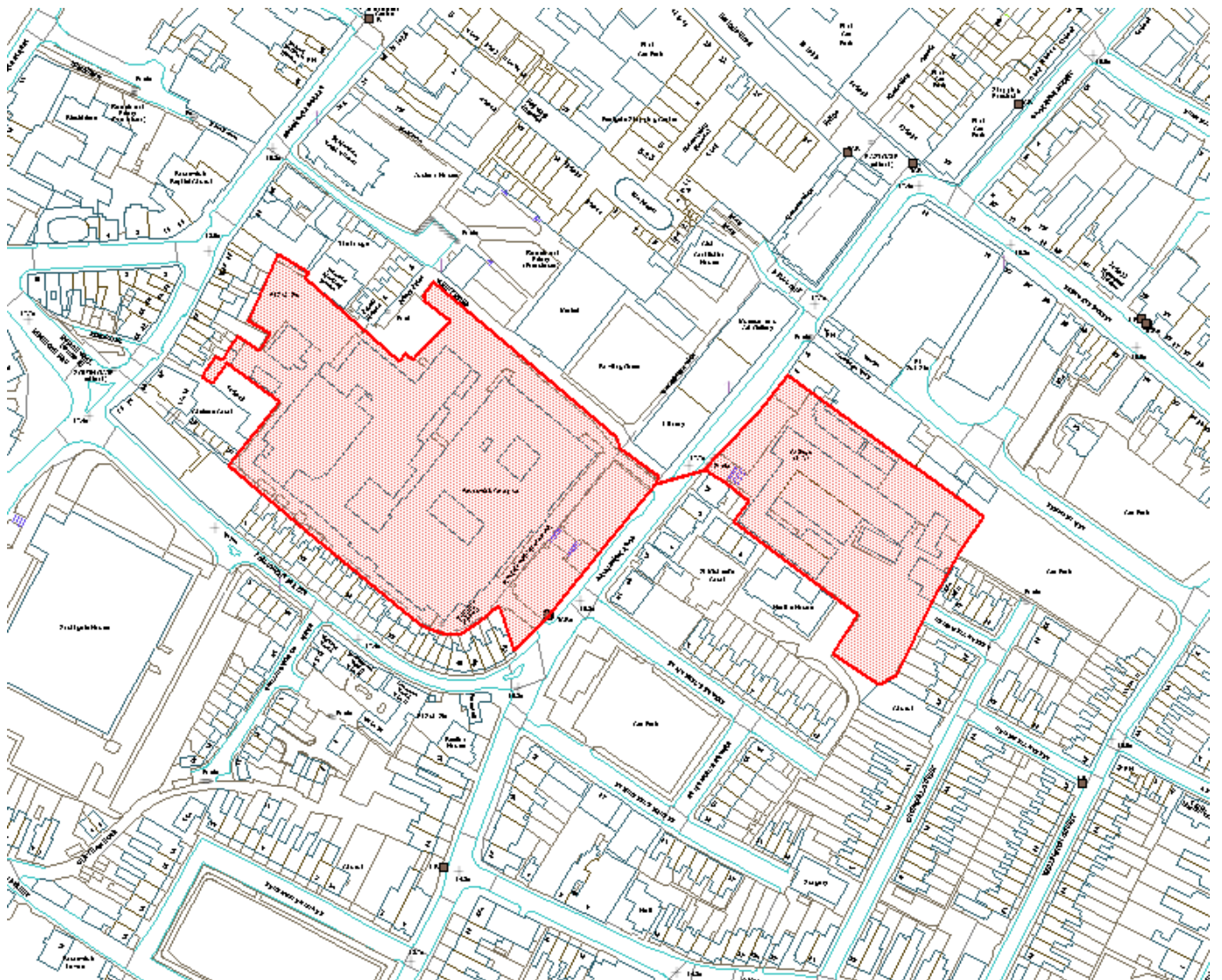
Person to contact: Adam Smith  
(Tel: 396702)

11/00107/FUL & 11/00109/CON

Former Gloscat Buildings  
Brunswick Road  
Gloucester



Planning Committee 01.11.2011



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**Distribution of Accommodation [ KEY ]**

<span style="color: green;">■</span>	PCT Use [Community Building]
<span style="color: yellow;">■</span>	A3 - Commercial Use
<span style="color: orange;">■</span>	B1 - Commercial Use
<span style="color: red;">■</span>	1 bed Apartment (Affordable)
<span style="color: blue;">■</span>	2 bed Apartment (Affordable)
<span style="color: purple;">■</span>	2 bed House (Affordable)
<span style="color: cyan;">■</span>	3 bed House (Affordable)
<span style="color: lightblue;">■</span>	4 bed House

FaldenCleggBradleyStudios  
LLP  
Bath Brewery  
Toll Bridge Road  
Bath BA1 7DE  
t 01225 852645  
f 01225 852528  
e bath@fcbstudios.com

**PLANNING SUBMISSION**  
Rev. A - Planning - Updated  
Amendment  
PLANNING ISSUE USE ONLY  
GREYFRIARS HOUSING  
GLOUCESTER  
Greyfriars Site Layout Plan  
MIX LVL 00 GROUND

Job/Drawing No  
**1539/P/1000 A**  
Scale 1:250 (1:500 @ A3)  
Date JANUARY 2011  
Drawn FCBS

16.08.11  
Date  
Amendment

Original printed at A1

All dimensions to be checked on site



Distribution of Accomodation [ KEY ]

- PCT Use [Community Building]
- A1 - Retail Use
- A3 - Commerial Use
- B1 - Commerial Use
- D2 - CommunityUse
- 1 bed Apartment (Affordable)
- 2 bed Apartment (Affordable)
- 2 bed House (Affordable)
- 3 bed House (Affordable)
- 4 bed House

For PCT building and landscape proposals refer to Stride Treglown's and Waterman's information respectively.

Media Site Layout [Level 00] ground shows U/G layouts to community building and block J.

For Lower Ground L/G layouts refer to individual building plans / sections and elevations.



PLANNING SUBMISSION

Rev. B - Planning comments - mix PCT building amended 26.08.11  
 Rev. A - Planning - Updated PCT uses - Refer Also 1009 LG Media Site 16.08.11  
 Amendment Date

FeldernCleggBradleyStudios  
 LLP  
 Bath Brewery  
 Toll Bridge Road  
 Bath BA1 7DE  
 ☎ 01225 852545  
 ☎ 01225 852528  
 ● bath@fcbstudios.com

PLANNING ISSUE USE ONLY  
 GREYFRIARS HOUSING  
 GLOUCESTER  
 Media Site Layout Plan  
 MX LV/LUG [ & 1ST BLOCK N ]  
 Job/Drawing No. 1539/P/1010 B  
 Amendment  
 Scale 1:250 (1:500 @ A3)  
 Date JANUARY 2011  
 Drawn FCBS



25 Spa Road  
Flat 4  
Gloucester  
GL1 1UY

26 February 2010

Julian Wain  
Chief Executive Officer  
Gloucester City Council  
North Warehouse  
Gloucester Docks  
GL1 2EQ

Dear Mr Wain,

**Re: Dawn Redwood Tree, GlosCAT Main Site  
Greater Greyfriars Area**

With this letter is respectfully submitted a petition of 1239 signatures to your Council, requesting that it refuse any proposal to fell the above-noted tree which stands in one of Gloucester's Conservation Areas.

This figure is exclusive of the number of individuals who have made the same supplication directly to Council via email.

As you will be aware, your Council's Greater Greyfriars Planning Brief has been adopted as "interim supplementary policy in order to assist with ongoing negotiations and the detailed planning application process", and this document will be "a material consideration when the City Council determines any planning application for the site (either in part or in whole)".

The said document identifies the Dawn Redwood as a feature which "could be of significant amenity value if incorporated into any future redevelopment scheme" and further notes that "any opportunity to retain the tree should be actively pursued". These statements accurately reflect sentiments held by those who have signed this petition which, it is hoped, will receive appropriate consideration from your Council.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Janet Illingworth-Cooper  
Petition Co-ordinator

# PETITION TO SAVE DAWN REDWOOD TREE

1

WE THE UNDERSIGNED petition Gloucester City Council to refuse any proposal for the felling of the Dawn Redwood tree located on the site of the now-vacant Technical College on Brunswick Road, Gloucester.

We submit that this healthy 60-year-old tree possesses intrinsic, environmental and amenity values of a scale significant enough to warrant its preservation within the framework of any design plan put forward for the redevelopment of the site.

NAME Please Print	ADDRESS	SIGNATURE
Adrienne Simmonds	21, St Michaels Square	
Leanne Bradley	5, Derby Court Derby Road,	
P. Braun	12 Court Gardens	
J Mayo	25 Parliament St	
Veronica Hollingsbee	89 Swift Rd, Abbeydale	
MICHAEL L. DAVIS	53 CANBERRA STONEHOUSE GLOS	
SHARLEY KINGSOTT	10, KINGSMERE CLOSE CHELT.	
Angele Corder	12 North Rd. GL1 3JX	
Jackie Gibbons	56 The Dukeries Glos	
Paul Gibbons	" " "	
Andrew Britton	278 Innsworth Lane GL3 1EP	
Kevin Groves	35 Sapperton Road	
Melanie Stamford	27 Seymour Road Gloucester	
VICTORIA KIDGELL	2A LARKHAM PLACE, GLOUCESTER	
WILLIAM HOVING	64B VICTORIA ST GLOUCESTER	
Sue Price	51 Marlborough Rd	
CATHERINE HARDING	88 Harding 15. MARMCROFT RD	
M. Thomas	M. THOMAS GUILDFORD	
James Mcgrath	31 Parliament St GL1 1HX	
PAT DAVIES	1 Firwood Drive Tuffrey	
LES DAVIES	" " "	
Lyraham Allen	4 Bellingham Close Glos	
J E Jainton	34 Woodland Park, QUECKLEY GLOS	
CHEUNG SIU WAI	50 GLOBE CLOSE ABBEYDALE	
TRACEY BANKS	26 CECL ROAD GLOS	
B VERNON	45 Hawk Close GLOS	
P SOISSONS	12 Clegram Rd, GLOS	
P DENMAN	Frampton-on-Severn	
J PALMER	34 THRUSH CLOSE ABBEYDALE	

## PETITION TO SAVE DAWN REDWOOD TREE

WE THE UNDERSIGNED petition Gloucester City Council to refuse any proposal for the felling of the Dawn Redwood tree located on the site of the now-vacant Technical College on Brunswick Road, Gloucester.

We submit that this healthy 60-year-old tree possesses intrinsic, environmental and amenity values of a scale significant enough to warrant its preservation within the framework of any design plan put forward for the redevelopment of the site.

NAME Please Print	ADDRESS	SIGNATURE
Mrs G. Phillips	116 Church Drive Quedgeley	
HILDA W. LEET	35 CARTER'S ORCHARD, QUEDGELEY	
PATRICIA WATTS	75 HOLMWOOD DR. TUFFLEY GL4 0AA	
Debbie Gills	10 KINGFISHER RISE	
LOUISE COUGHLIN	14 PINTAIL CLOSE, GL2 4LN	
MARGARET TAYLOR	61. COURTFIELD ROAD GL2 4UT	
KATHLEEN SNOAD	6. HORNER'S CLS QUEDGELEY	
ANGELA KNIGHT	120 CHURCH DRIVE	
LIZZIE GACKSON	18 Lucy Close Longleaves	
LINDA PARTINGTON	29, Mill CRAY, QUEDGELEY	
Pat Hodge	93, Field Court Gars Quedgeley	
Christine Bennett	280 Bristol Rd Quedgeley	
V. Combs	69 Courtfield Rd, Quedgeley Quedgeley	
CAROL BLAICKMAN	76, BERONGH CLOSE (KING'S STANLEY) 410 3LS	
BETI HEMPSHEAD	68 LOWER MEADOW. QUEDGELEY	
Pam Scarle	4 Orchard close Kings Stanley	
Kitty Howells	142 COURTFIELD RO. QUEDGELEY	
Noreen Smith	134 Bristol Rd Quedgeley	
Sandra Brooker	19 Roseford close, quedgeley	
LESLEY ALLUM	58 LOWER MEADOW QUEDGELEY	
JACKIE HARLAND	201 Oatfield Drive Quedgeley	
Jane M. Rylant	92 Bristol Rd Quedgeley	
Jean Turner	114 Bristol Rd Quedgeley	
DORREEN JONES	156 Courtfield Rd Quedgeley	
JANE FREEMANTLE	25 CHURCH DRIVE QUEDGELEY	
FREDA ANDRIESEN	8 OATFIELD QUEDGELEY	
SALLY BUTCHER	3 COPPER BEUCH GROVE QUEDGELEY	
LOUISA DAVIS	ORCHARD HSE, CHURCH LANE HARDWICH	
CHRIS BROOKS	2d, WILKINSON, QUEDGELEY	

### PETITION TO SAVE DAWN REDWOOD TREE

WE THE UNDERSIGNED petition Gloucester City Council to refuse any proposal for the felling of the Dawn Redwood tree located on the site of the now-vacant Technical College on Brunswick Road, Gloucester.

We submit that this healthy 60-year-old tree possesses intrinsic, environmental and amenity values of a scale significant enough to warrant its preservation within the framework of any design plan put forward for the redevelopment of the site.

NAME Please Print	ADDRESS	SIGNATURE
LOU SPIRA	22, BROOK ST. GL1 4UP	
Jessica Blakeman.	88 Stanley Rd, GL1 5DH.	
Louise Allen	17 Central Rd GL1 5BY	
Molly Allen	" "	
Lee Russell	37 HOWARD ST GL1 4UU	
ALBIE IR-R	Same as above ↑	
Kate Savin	10 Furlong Road GL1 4UT	
Lŷ Mychaellyan	36 Regent Street GL1 4UT	
Dominic Blakeman	88 Stanley Rd GL1 5DH	
Theo Spira	22 Brook St. GL1 4UP	
Grace NICHOLS	36 Furlong Road GL1 4UT	
Eric Owens-Curtis	78 Stroud road GL1 5AJ	
Alice Harvey	50 conduit street GL1 4TU	
Sadie Spira	22 Brook ST GL1 4UP	
Alison Lowery	16 Furlong rd Gloucester GL1	
Susan Powell	30 Linnet Close Gloucester GL1 4	
Clare Viner	Ferry Barn Longhope GL1 7OAA	
N Sweeney	2 REDWOOD CLOSE	
Sally Williams	Mill View House WEST LANE. Tuffley Gloucester	
DAVID HUGHES	42 Cranwell St Glos GL1 1RE	
TIM GREEN	17 GEARHOUSE GL2 0NQ	
S. Bestlett	2 ARAYA RD GLOS	
J. ISAAC	24 Furlong Rd, GLOS	
TERRY WHITE	19 BROOK STREET GLOUCESTER	
Louise CRADDOCK	19 BOOMFIELD RD GLOS	
Isaac Craddock	" " " "	
Anthea Richards	28 Tudor Street Glos	
Margaret Westmore	201 Tuffley Lane, Gloucester	
<del>John Forster</del>	22 Brook St. GL1 4UP	
JOHN FORSTER		

# PETITION TO SAVE DAWN REDWOOD TREE

4

WE THE UNDERSIGNED petition Gloucester City Council to refuse any proposal for the felling of the Dawn Redwood tree located on the site of the now-vacant Technical College on Brunswick Road, Gloucester.

We submit that this healthy 60-year-old tree possesses intrinsic, environmental and amenity values of a scale significant enough to warrant its preservation within the framework of any design plan put forward for the redevelopment of the site.

NAME Please Print	ADDRESS	SIGNATURE
PAMELA PATTERSON	25 DUKE OF BEAUFORT CT, GLI SUB	
BRIAN BATEMAN	25 DUKE OF BEAUFORT COURT GLI SUB	
JANE JONES	27 PENNINE CLOSE QUEDGEY GLOS.	
DAVID JONES	" " " " "	
MARY CAVANAGH	143 BODIAN AVE TUFFLEY GLOS	
COLIN CAVANAGH	" " " " "	
JENNY WATTS	35, DUKE OF BEAUFORT CT. GLI SUB.	
GAIL FORD	20 DUKE OF BEAUFORT CT, GLOS	
Jean Pollus	34 Duke of Beaufort Court Glos	
MRS DOROTHY HALL	15 " " " " "	
EILEEN SNOW	77 RANDWICK ROAD TUFFLEY	
Robert Snow	" " " " "	
MURDO M'LEOD	12 LALY CLOSE LONGLEDEN S	
PERRY M'LEOD	" " " " "	
CAROL STEED	# FLAT 1, DUKE OF BEAUFORT	
C. Broughton	4, CHAUCER CLOSE	
Edna Madman	22 Duke of Beaufort Court	
S Parry	17 " " " " "	
K PARRY	" " " " "	
D Cross	" " " " "	
[REDACTED]	38B REDWOOD FIELDS TUFFLEY GLOS.	
S Jones	11 Randwick Road	
BV Skew	23 Beaufort Court (Duke)	
PANA BOND	20 HAREWOOD CLOSE	
Sue Thompson-Rogers	28 Sherman Close Glos	
Jackie Dyer	12 Hillbrough Rd, Tuffley	
C GILES	19 AZALEA GDS, QUEDGEY	
J Presdee	253 BODIAN AVE GLAUXW	
K. BOWAN	135 FISH CAT. GLOS, QUEDGEY	

PETITION TO SAVE DAWN REDWOOD TREE

5

WE THE UNDERSIGNED petition Gloucester City Council to refuse any proposal for the felling of the Dawn Redwood tree located on the site of the now-vacant Technical College on Brunswick Road, Gloucester.

We submit that this healthy 60-year-old tree possesses intrinsic, environmental and amenity values of a scale significant enough to warrant its preservation within the framework of any design plan put forward for the redevelopment of the site.

NAME Please Print	ADDRESS	SIGNATURE
ELISABETH LEVIERGE	2 NORTH VILLAS MONTPELLIER GLI	
WENDY JACKSON	1 North Villas Montpellier	
PHILIP J. MOOTHAM	215 STROUD ROAD, GLOUCESTER	
J Perrins	20 BUTCHERS RD	
HARLE P. INYACK	24 Millfields Hucclecote, Glos	
William A. Zuker	57 Oxstalls Drive	
J. E. Jones	77 Oxstalls Drive Longlevens	
Cheryl Meins	67 Broad Oak Cheltenham	
MARIN DAVIS	115 CALTON RD GLOUCESTER	
TRACEY STEVENS	17 POPLAR CLOSE GLOUCESTER	
JOHN TODD	12 COTTAGE ROAD RD Ch.	
Stephen McDonnell	2 Priory Terrace Cheltenham	
Carol Gilbert	9 orchard rd GL204SD	
Sarah Gibbons	22 Moorstone Way, Glos	
J. COOPER	33 NELSON STREET	
P. SOREN	31 SOUTHGATE STREET T.	
J CRESSWELL	12 PINTON MEADOW, ON VINC	
L. WELLS	16 oakfield way sharpness	
C GILES	95 Wharf Dale, Long Harwood	
J. M. JAMES	11 WISEY GARDENS	
CAROLINE PRICE	128 Harwood Road GL33SA	
S. BUTTERWANS	2 CHESSON VIEW, CHESSON	
J. A. HODGINS	14 3candle Park H.	
J RYDER	11 11 11	
RACHEL ASHTON	2 BRUNSWICK CT, PARLIAMENT ST GLOS	
A SHOWELL	38 BROOKED END QUARREN	
H. PATTERSON	3 CHRY CHOSE	
M Julian	39A Deansway Kingsthorpe	
E Ham	church rd Churchdown	

**PETITION TO SAVE DAWN REDWOOD TREE**

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NAME Please Print	ADDRESS	SIGNATURE
DAPHNE BROOKS	12 BLACKTHORN GDNS, QUEDGE	
JOY STERRY	3 " " " "	
CHRISTINE BENTLEY	86 BRISTOL ROAD, QUEDGELEY	
MARY HOBERT	CASTLE HOUSE, MORETON VALENCE	
Jean Burrows	2A Heathville Rd Gloucester GL1	
BARBARA VERLANDER	1 PARK DRIVE, QUEDGELEY, GL2 4TD	
DAVID GILLS	10 KINGFISHER ROSE QUEDGELEY	
MANDY GDWARDS	4 PONDROCK CLOSE QUEDGELEY	
P. GATTING	84 CHILTERN RD GL2 4TL	
Kay Peovce	7 Silver Birch Close Quedgeley	
Lynne Weaver	6 Weavers Rd GL2 4HX	
B.E. PALMER	Abbey mead Glos	
P. GIBBONS	9 CENTRAL ROAD	
[REDACTED]	6, NILDRE WALK GLOUCESTER	
S. Opin	9A. Bazley Rd MASTON	
MEAS OBPON	66 CINDINGTON RD CIREN	
D. LONE	Whitewell Close, Gloucester	
S. REED	CONY HILL RD, GLOUCESTER	
S. BOOTE	Hurdlecoat Glos	
J. TIPPINS	Halkfield Rd Glos	
P. TIPPINS	Eagle way Glos	
S.M. TRESDALE	Cherrywood Gdns Tuffley Glos	
E J JONES	21 Turnstone Drive, GL2 4XA	
E. James	49 Wellington st	
M. Patel	16 Brock st.	
M. Rai	17 St Michaels Glos	
S. Rai	103 Seymour Road, Glos	
M.S. PEARCE	105 HATHERLEY RD, GLOUCESTER	
[REDACTED]	35 SANDY LEAZE GLOUCESTER	

## PETITION TO SAVE DAWN REDWOOD TREE

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NAME Please Print	ADDRESS	SIGNATURE
CHRISTINE WINDO	66 CARTERS ORCHARDS DURDGATE	
G. FROG - KISH	UPPER GREEN FARM, HEDGECROFT	
M. PHILLIPS	77 <del>AD</del> ESTCOURT RD	
G. R. DALBY.	3 WOLSELEY RD. GLCS.	
M. SIDFORD.	21 CENTRAL RD GLOUCESTER	
T. Sidford	21 Central Road Gloucester	
C. PDIANI	85 SEYMOUR ROAD, GLOS.	
MR & MRS R. BURNS	49 FOXELMS RD GLOS	
	15 Barlow close, L103 QP	
T. SMITH	16 POLTAIR RD, PENRITH CORNWALL	
A. SMITH	16 POLTAIR RD PENRITH CORNWALL	
T A Newman.	15 Coriander Drive Churchtown	
C Burns	42 NEW ST	
S. SPELWER	9 SEYMOUR ROAD GLOUCESTER GL	
A Neale NEALE (MRS)	14 Podsmead Place GL1 5PD	
Alex Thompson	7 Alexandra road, Kingsholm, Gloucester	
A Ford	steep slopes Dursley	
A E Ford	steep slopes Dursley	
A. Anthony	19 Grange Rd. Tuffley, Gloucester	
Y. Anthony	— " —	
Emma Fletcher	Wilton Hse Station Rd Churchdown	
JOHN EVANS	19, SANDRINGTON RD YEWLEY	
Teresa Clayton	24, New Street	
Leo Fletcher	Wilton Hse, Station Rd Churchdown	
Charles Cutts	Fox House, 19 Spa Rd, Gloucester	
Adam <del>Smart</del> SMART	24 Longway Rd, Gloucester	
Jollie Smith	Winnery Close farm GLOS.	
BETTON	56 Ladiesfield Ave	
Rob Simmons	24 St Michael Square	



# PETITION TO SAVE DAWN REDWOOD TREE

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NAME Please Print	ADDRESS	SIGNATURE
JOSEPH DAVIES	2 NORTH VILLAS, GLOS G11 1LD	
PAUL DAVIES	2 NORTH VILLAS G11 1LD	
STEPHEN ROSKILLY	1 SPA VILLAS G11 1LB	
LUCINDA ROSKILLY	1 SPA VILLAS G11 1LB	
THOMAS ROSKILLY	1 SPA VILLAS G11 1LB	
HARRIET ROSKILLY	1 SPA VILLAS, G11 1LB	
SIMON THOMPSON	2 NORTH VILLAS, GLOS, G11 1LD	
ELANTR DAVIES	" " "	
C. WILSON	7 TILDEN DRIVE	
C. ROBERTS	60 Prince Alfred Court Gloucester	
S NEAL	103 LINDEN ROAD, G11 1LB	
M. A. GARDNER	37 KNIGHTS WAY N1W1	
P. J. ANFORD	" " "	
H. WILSON	20 SWIFTS HILL N1W1, G11 1LD	
R. Langley	" " "	
A Taylor	2 Gawcombe, OX7 6SS	
JOHN TAYLOR	" " "	
J. NEAL	69 JUNIPER AVE	
J. THOMPSON	2 HATFIELD ROAD	
E. MINCHIN	69 MILLERS DYKE	
J. BIRRELL	109 THE CAUSEWAY, G11 1LB	
T. MOUNDFOX	4 CROFTTHORNE CLOSE, CHERT	
MR. A. PARKY	The Annex, Manor Farm, Common Road, Under	
Mrs S. Wingate	11 Cotterwood Rd, Glos	
K. Wingate	11. Cotterwood Rd, Glos.	
R. COCKLE	7 MORETON Rd GLOS	
W. PALMER	172 LINDEN ROAD,	
J. PAIN	172 LINDEN ROAD	
J. HOGG	2 BLACKSMITHS GROUNDS, H11 1AA	

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WE THE UNDERSIGNED petition Gloucester City Council to refuse any proposal for the felling of the Dawn Redwood tree located on the site of the now-vacant Technical College on Brunswick Road, Gloucester.

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NAME Please Print	ADDRESS	SIGNATURE
Alison Scott	2 COINS RD. BAEWOOD	
Janet Taylor	7 WILTON RD	
SIMON MANNING	63 WALK MILL, KINGSWOOD	
ELLIE VAN DER HEIJDE	63 WALK MILL, KINGSWOOD, GL12 8SA	
NICHOLAS JOLLEY.	230 ELGAR AVE, MALVERN	
Phillip Ball	12 QUARRY CLOSE HARTFORD	
Steve Papps	23 NEWTON AVE	
Natalie Wood	Gloucester GL1	
Scott Murfitt	2 Gloucester GL1	
L. Tummings	153 Tuffley Avenue	
J. NASH.	10, Parliament Street	
H. GREEN.	Flat 6, 20 Brunswick Sq.	
P LONDER	13 FARRIES END	
J Smith	flat 6. 87 Victoria St	
David Groom	17 Perry Orchard, Upton-St. Leonards	
R. VIZOR	1 CEMETERY RD. GLOUCESTER	
K HANNIFORD	31 Parliament St GL1 1HY	
C. Thomas	86, Conduit St GL1 4TU	
N WHITE	20 Woodfield Rd GL11 6HE	
K. Thomas	86 QUEBELEY PARK, GL05	
J. J. J. J.	GL4 0QD	
J. J. J. J.	GL4 0QD	
K KNARCGATE	GL20 8LS THE BUTTS	
Ms E JONES	70 Oxtall Rise GL2 9DE	
K. UPTON	5, HARVEY CLOSE GL25FL	
E VIZOR	12 Harvey Close GL25FL	
M.M. Cadar	3 Stanleigh Terrace	
C Tanfield	34 SALISBURY RD, GL14	
J. Price.	53 Bodiam Ave. GL05	

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NAME Please Print	ADDRESS	SIGNATURE
Penny Giles	8 APPLETON WAY HUCKLECOTE	
ROGER GILES	8 APPLETON WAY HUCKLECOTE	
S Stevenson	C/O 215 Stroud Road	
H MACDOWELL	3 CHACELEY CLOSE ABBEVREATH	
M.E. STACEY	75 WOODLANDS PARK GL2 4PT	
D.E. STACEY	75 WOODLANDS PARK GL2 4PT	
C GASCOYNE	132 Summer Street. GL51PQ	
K. Brain + I	26 ARMS CROFT CRES GLOS	
T. GRANVILLE	7 THE WILLOWS FURLEY	
J DANGERFIELD	17 BRIDEMOOR GLOS	
C Taylor-Nash	118 OAK Way GLOS	
N BORMAN	36 Birch Ave, Glos	
R. HUTCHINS	12 CHAMBERLAIN COURT GLOS	
A HARTMAN	MALVERN LN, UXTED	
KATIE FREEMAN	FLAT 3 164 SOUTHGATE ST GLOS	
ANNETTE BANON	2 LUKE LANE, GL3 1HJ	
ALAN SCARLET	2 LUKE LANE GL3 1HJ	
HISA LUTY	1 Brockley Rd GL2-4FY	
MISS S. Finch	8 OVERBURY Rd GL1 4EA	
LARRY MCKENZIE	7 BRUNSWICK SQUARE GL1 1UG	
KYLEIGH MORGAN	3 VIVIAN COURT GL1 1YQ	
J. SWANSON	59 James St. Gloucester	
B SPRIGG	47 DOUBLE REYNOLDS, GLOS	
E Braum	3/2 SPA VILLAS GL6 0S	
Fleming	3 Laurel Farm Gloucester	
P. J. Hambrey	" " " "	
KRYSZYNA GORPACKA	BRICKWORTH	
Jan Ralph	21 CROMWELL STREET GL1 1RE	
K Tanner	40, Stroud Rd	

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NAME Please Print	ADDRESS	SIGNATURE
LULU KING	10 LEACEY MEWS CHURCHDOWN	
LESLEY MACE	1, NOT CROFT GLOUCESTER	
S HANNON	7 COMBROOK CLOSE GLOS	
LINDSAY Powell	46 CRESCENT, GLOUCESTER	
P. Hill	1 COMBROOK C. GLOUCESTER	
J Biles	4 COMBROOK CLOSE GLOS	
[REDACTED]		
MARK HANNON	7 COMBROOK CLOSE, GLOS	
JA ROBERTS	34 PALISH CLOSE, GLOS	
S. Moran	31 Bloomfield Rd, Glos	
C HARRIS	61, WIMBOR ST. GLOS	
K. Hawkins	74 Lower Meadow	
J. Bell	4 Clayburn Close Highnam	
P Whitstone	2 ST MICHAELS SQ	
C HAWKINS	5 Church Rd Cinderford	
K DABSON	42 WESTON ROAD GLOS.	
PA Ingram	162, Stroud Rd. GL1 5 JX	
SIMON SAWYER	19, OLBOROUGH CLOSE, STACONTON	
Leonard Smith	6 GREENWAYS, TUFFLEY	
Bynam Berhume	1, 87 RYECROFT STREET	
REBECCA BURSTON	9 THE CHASE, GLOS, GL4 4HW	
Ben Cullen	86 Henry Road GLOS.	
ADAM BRICK	31, SKYLARK WAY, ABBEYDUN	
Diane Webb	12 Estcourt Close Glos	
S GENT	Far View, Blaisdon, Glos	
S.L. GENT	FAR VIEW BATHSTON GLOS	
Notable Street	22, WISHAM RD, CHURCH	
DAVID EDWARDS	4, FERRIS CLOSE QUENSBURY GLOS	
ANN PHELPS	47 The Oval Glos	

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	NAME Please Print	ADDRESS	SIGNATURE
**	JILL TUCKER	BROADHAYES, LASSINGTON LAWE HIGHNAM GLOUCESTER	
X	PHILIP J TUCKER	" " "	
	DAVID R. WILLIAMS	47 RICHMOND ST TOTTERDOWN BRISTOL BS34TL	
**	LAURA WOODWARD	16 ROSEMARY CLOSE RD ABBEYDALE, GLOUCESTER.	
	DOREEN DAVIES	3 CHESTMANN COURT ESTCOURT ROAD GLOUCESTER	
	DAVID BENNETT	11. BROOKLANDS PARK GLOUCESTER	
**	CHRIS KILMER	60 BISHAM AVE GLOUCESTER	
	DIANE TWOMEY	14 GRAPTOW RD GLOUCE	
	MARGARET FLEWNER	60 BODLIAM AVENUE W14 5TJ	
	SUE STONE	19 SHERWOOD GREEN GL2 9BU	
X	LUYNDREMAN	CARMEFARM, CREST HILL WALSLEY	
X	R. CUNNINGHAM	26 HUNCLEWELL RD. GLOS	
X	J. A. BELL	61 OLDBURY ARCHARD, 5201, CHURCHDOWN,	
	AMANDA BARNES	9 THE WILLOWS, Longhope Glos	
	PETER J. DENING	26 MAIDENHALL HIGHNAM GLOS	
	BARBARA MOODY	26 MAIDENHALL HIGHNAM	
**	Freddie King	59, Sussex Glos Hucklecole	
	Arthur King	59, Sussex Glos Hucklecole	
**	W. M. SMITH	113 Maidenhall Highnam	
X	K. WILLIAMS	40 MAIDENHALL HIGHNAM	
X X	M. A. GELBERG	111 MAIDENHALL HIGHNAM	
X	BEVERLY BIGGIN	21 PIPERS GROVE HIGHNAM	
	MONICA HARTE	15, KINGSHOLM SQUARE GLOS.	
	MARY BROOKS	30, WARWICK AVE GLOS	
	ALAN FISHER	371 LONGFORD LANE GLOS	
	ELIZABETH HAINES	3, MERMAID CLOSE, GLOS	
	EILEEN HUNTINGWORTH	15, LONSDALE RD GLOS	
	C. SEATON	7 TOWBURY COURT, TWYNING	
	Ally Hillier	6, Aycote Close Gloucester	

January 2010

X Former Student Gloucester

X X Former lecturers/support staff Gloucester

# PETITION TO SAVE DAWN REDWOOD TREE

13

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NAME Please Print	ADDRESS	SIGNATURE
C HODGGS	38 STROUD ROAD	
SARAH JNANA	7 ST. JAMES COURT, KNAPP ROAD, CHELTENHAM, GLOS.	
DARRIN DAUNTER	90 New Street GLOS	
TOMMY WALKER	90 New Street GLOS	
NICK TOLEMAN	4 UPPER REA HEMPSTEAD, GLOS. GL12 5LR	
Vera Sims	Staunton. Glos.	
MURIEL HOMER	STAUNTON	
W Baker	28 Newham Key	
J.M. Wheeler	24 Bloomfield Rd	
C. Smedden	23 Orchard Close Hardwicke	
Q. Nash	3 Sydney Gardens	
B. Clark	Ap. Cott. Trinity Rd Arbury	
M. CLARK	" " "	
S. Hyler	24 Hayes Court, Longford	
L. HACKER	Wattleage, Nails with	
ALEX LOX	The Hough Glos	
E GRAMPA	23 Watford Close Glos	
B SMITH	ALVERNIA NYMPFIELD	
G. SMITH	" " "	
J. PEARSON	4 GRANGE RD TUNZEE	
J. PEARSON	NUTWOODHOUSE, NORTON	
D. ELDER	75 UNDERHILL ROAD	
D eeles	37 The Oval	
J BALDWIN	9 ARMSCROFT WAY	
v. Maje	143 Oxford Rd	
L. Dawkett	36 Cannon Corner	
A. KIRBY	70 THATCHAM AV	
C. Gyle	51 OAK DRIVE	
M. FLOREN-KISH	Haresfield - Green Farm	

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NAME Please Print	ADDRESS	SIGNATURE
K. TERRICH	IMAITLANDS GLOUCE	
B. WISGALL	Robins View Brookthorpe	
D. E. COLE	Brookthorpe Uxmore GLOUCE	
P. GREGG	Sneedhams Green GLOS	
R. GREGORY	Sneedhams Green GLOS	
C. BREVIN-SMITH	Brookthorpe Glos.	
N. BONER	1 Verne, Stroud Rd. Brookthorpe.	
D. MURPHY	POOZY PATCH GLOS	
[REDACTED]	May Hill Glos.	
J. N. BYRNE	60, LONG, RIVERS AVE CHELTENHAM	
R. HOLLIS	18 AXHURST AV CINCIBERTON	
S. GRAY	46 Leynes Rd Hucclecote	
S. M. WRIGHT	16 Clapham Court Glos GL1 3DE	
B. OAKLEY	91 Beverton Drive GL3 4BS	
White Peter	Dreys Court, Brockworth	
J. Thomas	6 Tanner Close Brockworth	
G. Nicklin	22 Hurrecombe Way Brockworth	
J. Mcgregor	17 Cooper View Brockworth	
M. M. S. PERRIN	9, FOXWELL DRIVE HUCELECOTE	
D. JONES	11 Kimberley Close Hoplever	
Ron Jones		
Janet Osborn	65 Shaw Green Lane Cheltenham	
[REDACTED]	7 Underclay Presby Chel	
P. Preece	53 Rodham Avenue	
[REDACTED]	52 Moreland Rd Chelt.	
Ann Wiers	46 WESTON RD. GLOS.	
Vicky Ireson	18 Worcester Street	
Sharon Cox	29 Youngs Orchard	
Elaine Wad	Hamborn Cottage GL14 1UE	

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NAME Please Print	ADDRESS	SIGNATURE
S Jones	Brockworth, Glos	
A Stockley	Glos City	
r van Geenen	21 LYCORN WALK CHELT	
B. SKIDMORE	25 THE OVAL, GLOUCESTER	
J. Appleby	22 Chelsea Court Glos	
D. Dawn	3 Markin Ln Glos	
S Pearce	6 Kimberley Close	
M King	TANNERS TUMP LONGLEVY	
J Ball.	Pencungard Belanhamerfyl Powys	
S. King	Tanners Tump, Conkey	
G. Ball.	Pencungard - Llansyffn, Powys	
OCJ PARCIVAL	116 NEW ST GLOS.	
D Banting	116 New Street, Gloucester	
STACEY CUNYFF	ST MICHAEL'S SF GLOS	
M Phillips	39 Wilton Rd	
H. Phillips	39 WILTON RD	
G LAWTON	11 MATSON AVE	
e Turner	The Forge, Birdhill	
Davis family	16 Brooklands Park Longlevens	
JILL TYLER	181 FIELD CART GARDENS, GLOUCESTER	
K Hodge	73 Seymour Rd Glos	
A DARE	11 Hawthorn Close.	
A Baird	9 Dryleafy House.	
B. WALLETT	34, REDDINGS PK CHELT	
D HEWLETT	11 11	
G. P. SAH	144 Finlay Rd Gloucester	
KNOONAN	58, WELLINGTON ST	
J. Jones.	Forest of Dawn.	
S. HENDERSON	24a Barton St	



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NAME Please Print	ADDRESS	SIGNATURE
Sarah Perkins	25 Barnaby Court	
Joanne Peachey	29 Tredworth Rd	
J. GRIFFITHS	90 Linden Rd	
M. GRIFFITHS	90 LINDEN ROAD	
K. Hunt	29 Tredworth Rd	
T Hunt	" " "	
K. Hunt	" " "	
MARC Hunt	" " "	
REA GERONIMO	1 KHAN THONY RD	
[REDACTED]	20 Chillingworth, news	
G. Bloomer	" " "	
Mona Z	Brunswick square	
[REDACTED]	Barkley	
Penny "	" "	
[REDACTED]	Gresham Rd.	
Aun to Kew	21 Herbert Rd	
A. OLIVER	31 King Edward 5th AVE	
T Freyling	964 GUN 35	
Dylan Davies	26 Concorde way	
Ian Towasend	18 Gobborough Close	
EDGAR SWAFFIELD	4 BURNS AY Glouce	
FRANK BROWN	Quarry Bank Hully GL19 3JX	
V SADLER	1 SHARPE WAY STIC P S R CVI	
V ANDERTON	ABBETDALE (not the buildings)	
S. Kobb	Abbeymead Gos	
MARTYN R. WHITE	Flats 2-24 Brunswick Rd, Gloucester	
Katie Choi	36 College Rd, GL5 4DR	
G. S. Tetley	11, Wood Baker Ct, GL2 4TN	
[REDACTED]	14 Wood Oakwood Rd, GL4 0BU	

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NAME Please Print	ADDRESS	SIGNATURE
[REDACTED]	29 wheatstone rd.	[REDACTED]
C DANAHER	72 Castle Hill Drive Brockworth	[REDACTED]
B R GASKINS	6 Ashmore Road, Glos	[REDACTED]
G DAWSON	8 FOREST VIEW ROAD	[REDACTED]
A GUY	89 Shore Rd Glos.	[REDACTED]
A. EVANS	23 Barnwood Road	[REDACTED]
R. EVANS	23 Barnwood Road	[REDACTED]
M. LATHAM	8 MIDLAND ROAD.	[REDACTED]
A WHITEHEAD	14 ST MICHAEL'S SQ	[REDACTED]
D BONDEN	5 ALTHORP	[REDACTED]
C BONDEN	5 ALTHORP Ln	[REDACTED]
N MOSS	4 Bodiam Ave	[REDACTED]
J Mason	42 Youngs Orchard, Glos	[REDACTED]
[REDACTED]	SLAMFORD ROAD	[REDACTED]
L AVENT	25. NEWARK ROAD	[REDACTED]
S AVENT	25. NEWARK ROAD	[REDACTED]
A WOODRIDGE	10 BLOOMFIELD RD	[REDACTED]
C RYAN	37 PARLIAMENT ST.	[REDACTED]
P. Cotton	14 Dock Rd	[REDACTED]
C. LUTTON	47 Brunswick Rd	[REDACTED]
ALAN PREELE	97 SWIFT RD	[REDACTED]
Charon Mason	Blackwater way Glos	[REDACTED]
KEITH PINNOCK	56 MOSELEY ST, SOUTHEND SEA	[REDACTED]
KEVIN LEE	48 THE LAUREYS	[REDACTED]
STEPH LEE	11	[REDACTED]
JOSHUA LEE	11	[REDACTED]
DAVID G. LAMB	55 Park Road	[REDACTED]
Kelly Swicklo	28 Reservoir Road	[REDACTED]
B.A. WILLIAMS	SEASONS, LOWER ROAD, SCURLEY, GLOS	[REDACTED]

# PETITION TO SAVE DAWN REDWOOD TREE

WE THE UNDERSIGNED petition Gloucester City Council to refuse any proposal for the felling of the Dawn Redwood tree located on the site of the now-vacant Technical College on Brunswick Road, Gloucester.

We submit that this healthy 60-year-old tree possesses intrinsic, environmental and amenity values of a scale significant enough to warrant its preservation within the framework of any design plan put forward for the redevelopment of the site.

NAME Please Print	ADDRESS	SIGNATURE
EVA HARVIE	BRUNSWICK SQ	
NATASHA SWAIN	STROUD ROAD	
ADAM SWAIN	STROUD ROAD	
S. HARRISS	LEONARD STANLEY	
Elizabeth Woodham	BRIMPFIELD	
CAROLINE BOURNE	Gloucester	
DAMIAN JONES	Gloucester	
Aidan Jones	Gloucester	
Alex Jones	" "	
Anthony Jones	" "	
M. Williams	12 Oxford St	
Tom Gillman	14 Riversley Rd, Gloucester	
Laura King	Gloucester	
LUCIA DEDEAR	Weston Rd. Gloucester	
KIRK WILSON	Gloucester	
STONE MOTU	STROUD	
STEVE HILL	Gloucester	
[REDACTED]	Medworth	
[REDACTED]	NATSON	
LAURA TURNER	22 Hatterley Road	
CLIVE SIMPSON	9 UNION STREET	
Sharon Bakari	51 Eastern Avenue	
Kayla Wash	" "	
[REDACTED]	29 Pennine Ave Pledg.	
KHOME KHOME	41 HARTLAND RD, GLOUCESTER	
KAMRUL	20 Wellington St	
A. DOYLE	74 THE LAMPREYS	
R WILKS	2 CHIVENS WAY HINGESWAY	
[REDACTED]	25 The Dulcetts	

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NAME Please Print	ADDRESS	SIGNATURE
M. L. WHITE	35 MICHAELMAS COURT. GLOS	
R SYMONS	10 THE STREET N. NIBLEY GL11 6AA	
J SYMONS	— U —	
M. ENNIS	61 HOWARD ST. GLOUCESTER	
S Mankham	4 The Maples Gloucester	
H BAKER	64 FESTIVAL RD STONEHOUSE	
R. MARRERS	36 WESTON ROAD GLOUCESTER	
R. COX	HOPLEY GREEN HR9 5AX	
C. MAY	SYBIL ROAD	
G.L. JACKSON	2 Robinwood Rd	
E HALE	" " "	
C. ROBERTSON	28a Brunswick House	
N BAILEY	Yoscombe Ashleworth	
A ZWOP	BARNWOOD - GLO	
W. CHAPMAN	STREATH RD.	
N. HAZLE	"	
MR. NEWSBURY	44 Linden Road	
J. MILLS	MILKBROOK ST	
J. WILSON	14 WILTON RD.	
K. McDowall	5 CRILLINGWORTH MEWS	
L. THOMAS	FLEETZ, LIME ST GLOS	
P. SCHNECK	22 Hazelcroft, Churchdown	
D Mogg	3 winton close Glos	
R. Bishop	45 Milton Ave.	
S. WILLIS	4 LABURNUM RD	
Julie Baker	30 Heathville Road	
Patrick Baker	" " "	
BRGSE	Blooming road High St	
G Fulany	45 Albion St Draybrook	

## PETITION TO SAVE DAWN REDWOOD TREE

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NAME Please Print	ADDRESS	SIGNATURE
MRS CHRISTINE FORTEY	117, CALTON ROAD GLOS	
DAVID T BILTON	109 CALTON ROAD GLOS	
BARBARA BILTON	109 CALTON ROAD GLOS	
MARILYN DAVIS	115 CALTON ROAD GLOS	
DAWN HYDE	267 BODIAM AVE, GLOS	
BEVERLEY HARTLEY	6A CLOVER DRIVE, GLOS	
DIANA WARD	9 BEECHWIST AVE CHILTONHAM	
Dona Cayless	219 Church Drive Qued	
GAIL WATMAN	33 SOUTHFIELD ROAD GOS	
SUSAN CRISP	371 STROUD RD GLOS	
LUCIANA MILLS	12 HIGH VIEW, HEMPSTEAD	
LW HARRISON	10 BUCKHOLT WAY GLOS	
H. Hutchinson	30 Goddard Way, GLO	
S HARRIS	9 CHASLET WAY, TUFFLEY	
B. Thornhill	10 Campden Rd, Tuffley, Glos	
F. GARNER	119 CALTON RD	
C LAWLER	119 CALTON RD	
L. TONKS	16 MUZZLE PATCH TIBBERTON	
L EMMER	51 NAUNTON ROAD GLOS	
W BAYLIS	1 SUDBROOK WAY	
M Sherrin	Cherryworth meads.	
C Linn	63 DEANS WAY GLOUCESTER	
J. MATTHEWS	34 MISERDEN RD, CHELT	
NICHOLAS AUSTIN	LYRCROFT ST.	
H. HANSDT	Chromwell St	
S. Walker	Chromwell St	
	32 KATHERINE COURT.	C. WAREHAM
K Ryder	45 Tuffley Crescent Glos	
B B Ryder	" " "	

# PETITION TO SAVE DAWN REDWOOD TREE

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WE THE UNDERSIGNED petition Gloucester City Council to refuse any proposal for the felling of the Dawn Redwood tree located on the site of the now-vacant Technical College on Brunswick Road, Gloucester.

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NAME Please Print	ADDRESS	SIGNATURE
H. BONE	4 Church Lane Old Breckford	
M. SCREEN	10 New Close Quickeley	
J. LEHARRIDGE	113 THE CANNONWAY QUADWICK	
D. E. NASH	72 MATSON AVE. GLOS.	
P. WOOLLS	22 CHENOT CLOSE GLOS	
A. CANNON	45 GLOUCESTER RD STONEHOUSE	
M. WOOD	9 DUKEE GLOUCESTER	
S. S. RYAN	9 Stamford Rd, Lydney	
SE COOMBS	30 FULLERS COURT	
C. MANNING	27 Union Street	
A. TATMAN	8 Kestral Gardens	
G. WILKINSON	8 Marian Court GLOS	
SURYO DEAN	14 Owlseye Close, Glos	
STEVEN HUTTON	3 Colwell School Close	
STEPHEN PROSSER	16 BRUNSWICK SQ	
S. A. CANNON	Bridge Cottage Gloucester	
G. MORRIS	1/23 BRUNSWICK SQ.	
J. BOYLER	4 Lumber Place	
K. R. BOOKER	52 Ryecroft St.	
P. J. WARD	4 B. Loomfield Terrace	
W. N. CAVEN	31 TALKFIELD LN TUFFEN	
S. WEBB	8 ST ADWYN ROAD.	
M. R. WEBB	.....	
D. MARTIN	64 LAYNERS & HUCKLECOTE	
G. PAULIGOUA	43 DURANTS ROAD, LONDON	
K. HOWARD	10/58 MATSON AVENUE	
J. HACHEN	6 VICARAGE ROAD	
C. F. FURN	26 Telarc way	
F. PIPERDY	48 GORDON AVE E4.	

PETITION TO SAVE DAWN REDWOOD TREE

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NAME Please Print	ADDRESS	SIGNATURE	
IAN DAVID BARNES	22 LEA RD BROCKWORTH		
Rachel Robinson	3 BINGHAM CLOSE CIRENCESTER		
Kath Farlow	65 MARFRED ROAD		
GEOFF HARTFOT.	39 BRUNSWICK RD		
Sandra Hartfoot	39 BRUNSWICK RD		
Susan MERCAT	14 CHURCHILL ROAD GLOS		
Va Knight	Drivemoor		
	21. LYSONS AVE		CALCRICKSHANK
Morgan	15 WUE RD Brockworth		
Graham Morgan	11 11 11		
CHRIS ARROWSMITH	25 HOPTON RD, CAM		
Ros Gos.	4 Paines Meadaw.		
Rob Goodier	58 HIGH ST. TROTWORTH GL.		
MRS NEWMAN	5 SHIBBESTICARE AVENUE		
MRS P CROSS	5 Guise Ave Brockworth		
D POLLARD	33 Montindale Rd Glos		
F. Savley	76 Weston Rd Glos		
B. J. Barnes.	20, WESTON RD		
Rhu Harrison	20 Brunswick square, flat 5		
George Waight	47 Regent street		
J Brackon	44, Hadow way		
JULIA PRICE	5 Pring House, Pring Place		
Sirou Rawnsley.	Flat 3 see Midland rd		
Terry Hawes	48, The Triangle, Chouet-		
PATRICIA BELL	5 LLOYD BAKER CT. HARDWICK		
NICOLA DAVIES	27 BROCKRIDGE CLOSE, QVED.		
M Jones	Hilton Rd		
S. ASPIWALL	Gloucester		
M ROUND	12 OXFORD STREET		

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NAME Please Print	ADDRESS	SIGNATURE
SAM TUFFLEY	4 DESFORD CLOSE, GLOS	
Steve Baldwin	2 Willowcroft Close Glos	
CRITCHLEY	Honeythorn Close	
Jones	Hampstead Lane Glos	
J. M. Nicholls	9 Oxshalls Lane	
J. Nicholls	40 9 Oxshalls Lane	
R. Powell	155 Tuttleby Avenue	
S. P. I.	95 M... ..	
JOHN LARKING	18 FIELD COTE DRIVE, GLOUCESTER.	
ERIC SWIFT	Harthill Farm, St. Briavels	
James Mullaney	56 Wellington Street	
PAUL CHURCHERS	BUEINGLEY	
PAT EVANS	CINDERFORD GLOS.	
GARY EVANS	" "	
R. NEALE	14 PODSMED PLACE	
J Stewart	1 White Ave, Tuttleby	
N Seewark	" "	
V. CARROLL	5 PODSMED ROAD GLOUCESTER	
S. CARROLL	" "	
J. CARROLL	" "	
D PATERSON	6 PODSMED RD Glos	
J. PATERSON	" " " "	
M. BULLOCK	261 STROUD RD Glos	
I. WARR	" " " "	
G. MARR	20 CHEQUERON RD	
J. MARR	85 PORCHESTER RD	
Radmila Falegoun-munn's	207 Seymour Rd	
DAVID WALLACE	337C STROUD RD GLOS	
YVONNE WALLACE	337C STROUD RD, GLOS	

See



# PETITION TO SAVE DAWN REDWOOD TREE

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NAME Please Print	ADDRESS	SIGNATURE
Christine Townsend	19 Edwy Parade GL1 2GH	
Joe Golding	97 Tuffley Ave, Glos G65	
RATHAYN TOMS	25 SPRINGHILL SIDING GL517	
HELEN DOWNELL	ROSMARKH UPPER WELMUD WELD	
DIANNE DARNES	18 SISEND CRES TIRLEY	
DEBBIE HILL	124 CHURCH DRIVE	
TR III	124 CHURCH DRIVE QUEDGELEY	
J. ...	10 ...	
M.A. Williams	45, EASTERN AVE MITCHELS	
MRS M. MARY	53, EASTERN AVE MITCHELS	
MRS M. WHITE	3 HAWK CLOSE ABBEY DICE	
MRS M. FLEBY	14 ASKWITH RD GLOS	
MIST. Phelps	27 Balfour Rd, Glos	
DLANSON	8 Severn Way Herg	
J MANN'S	77 BODIAM AVS TUFFLEY	
JM Mann's	" " " "	
JAMES WYNTER	32 FIVE BRIMLEY CHURCH, KINGSLEY	
K. PRESTON	71 THE CAMPBES	
T. PRESTON	" " " "	
P BULLOCK	18 NORTHFIELD RD	
L SNELL	10 WALLBRIDGE	
F. SUMMERS	" " " "	
S. BAMFORD	10, ELMGROVE ROAD EAST HARD	
T. J. NEWCOMBE.	46, Church Drive, Quedgeley.	
A. Q. NEWCOMBE.	" " " "	
J. ...	52 Elmgrave Est Glos	
J. ...	52 Elmgrave estate	
J. ...	52 Elmgrave estate Glos	
J. ...	6 Weavers Rd, Glos	

# PETITION TO SAVE DAWN REDWOOD TREE

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NAME Please Print	ADDRESS	SIGNATURE
Daniel Forsythe	24 Beaufort Rd GL4 65g	
STEVE KING	21 BRUNSWICK SQUARE	
BRENDA DONNELLY	29 BRUNSWICK SQUARE	
CHRISTINE TIPS	10 The Hampden St	
NAMOND CAMPBELL	36 PARK END ROAD GL1 5AL	
Claire Borden	10 Marmalade Square	
Rebecca Hubbard	8 Bourton Rd, Glos	
Saskia Slottje	1 Adelaide Street	
PAUL WATHEN	515A ST ROAD RD	
MA JUNE	7 TYTHINGS NEWENT	
K Brunner	23 Weston Rd	
Chadwick	" " "	
TJ Jenkin	25 THE LAWNES ABBEYDALE	
M. MINTON	THE STONEHOUSE PAULSON RD COIT	
JON VEAR	9 STANWY CONEYHILL	
J. King KING	Hill Cottage, Blaisdon	
M. Ye Cuckler	16 VICARAGE RD GLOS	
A TYRELL	15A GARNALLS ROAD	
M. D. Hopkins	40 Cam Green	
M. P. P. P. P.	Providence Cott. F. on Severn.	
C. BURTON	37 BRUNSWICK Rd	
M. M. M. M. M.	9 MITCHELLETT ROAD GLOS	
N Hughes	21 Chelsea Court	
K. J. J. J. J.	Flat 50 Redwood House	
J. J. J. J. J.	52 Lamington Rd Glos.	
LIN WHEELER	54, Lomth Rd. Glos	
DONNA RICKETTS	47 ROOKERY RD GLOS.	
JON WILKINS	" " "	
Gemma Howard	113 India Rd GLOS	

# PETITION TO SAVE DAWN REDWOOD TREE

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NAME Please Print	ADDRESS	SIGNATURE
I. GARWOOD	5 Sandycroft Rd Churchdown	
W SWINNEY	31 GENDARD WAY, TUFFLEY	
F. FERRA	14, ALMAY TERRACE GLOS.	
M. BRYAN	29 ODOBURY ORCHARD, CHURCHDOWN	
J. RUIZ	16 ALTHORP CLOSE, TUFFLEY	
JAN HATTON	23 ROBINSON ROAD, GLOUCESTER	
ALAN BARTON	72 COURTFIELD ROAD GLOS.	
MAX WILKINS	25 BRUNSWICK SQUARE, GLOUCESTER	
R. MATTHEWS	1 Glenroy Villas Stroud	
D. CLARKE	ABBEMETH, GLOS	
J. CONNOR	12 NOLTHAM RD	
L SYMINGTON	45 Parliament St.	
Z. DOUG	48 FINSBURY	
H. CLYDE	5 Central Rd. Glos	
G.D. CLEGG	" " "	
L. PRICE	37 Noughton RD	
A. DANEY	145 KENNEDY RD	
T. NEWCOMBE	25 KEMBLE RD TUFFLEY	
B. CRIST	83 ST MICHAEL'S SQUARE GLOS	
MACKENZIE MARTIN	57 BRISTOL RD. GLOS.	
J.E. DANIELS	32, Plymfield Rise Ebley	
J.E. DANIELS	" " "	
A. HOLLIST	7 Alexandra Rd Glos	
C.S. ATKINS	6/20 Cromwell Gloucester	
A. BULL	8 Kensington Road	
R. SMITH	67B, Barton Street, Tewkesbury, Glos.	
M. S. KENT	111 ALTON GLOUCESTER	
H. SWEET-ESLICH	ROSS-CAR-WAY	
JIM TIBBETSON	4 BULLFINCH RD, ABBETDALE	

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NAME Please Print	ADDRESS	SIGNATURE
S Willett S	8 Biddleia Close	
S. PETRIE	7 REGENT ST	
J M Gyres. Hams	22 St. Andrew Rd	
GAS MIAH	23 St ALDYARD	
EMMA CHANDLER	13 WALSLEY END QUEDDLEY	
B. J. BUBB	25 Greyack Court, Mickleton. Glou	
P SAVAGE	7 <sup>A</sup> Phillimore Rd Cann	
C. IDONES	60 Brook Street	
J Mordy	Merrlands, The Pursey	
Sarah Haile	40 Penhill Road	
GADWIN CUNNINGHAM	12 WILFRED NEWERT	
CHRIS HUNT	20 CHAFFINCH CLOSE GL3 1DD	
MR. H. KIRKBY	49 ROOKERY RD GL3 1AU	
IAN HOLT	33 ASHWOOD WAY, MICKLETON, GLOUCE	
C. ESSEX	28 CEMETERY ROAD, GLOS GL4 6PA	
GLOS	8 BEAUMONT WALK	
JOHN WOLFE	85, ST ANDREW RD, GLOUCESTER	
V. STAFF	82 WOODLAND GREEN. U.S.L.	
N. STAFF-SMITH.	24 ASH GROVE U.S.L.	
J ALLEN	66 SA WORCESTER ST.	
D. ROBBINS	39 CARTERS ORCHARD QUEDDLEY	
S. ELLIS	10 KASKELOT WAY, HEMPSTEAD	
W WHITESTONE	57 MICHAEL'S SQ.	
R BAH	2 Orchard way mainmore	
D DODD	3 Millers Bl. King	
S BYARD	85, Estcourt Rd. Gloucester	
P. McCAMBRIDGE	97 BARTON STREET	
P. McCambridge	97 Barton Street	
dl Wheeler	13 Redwood Chase	

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NAME Please Print	ADDRESS	SIGNATURE
JA Langton	24 Honeythorn Close Haywards	
Paul Davis	9 Not Crut	
NEIL WARD	4 ASHES LANE TWICKENHAM	
HENRY JONES	5 COMMERCIAL ROAD, GLOUCESTER	
J McLEAN	17 TWENBROOK AVE GLOS	
L. STEELE	18, KITCHENER AVE, GLOS	
M DOWERS	GL 2 4 L 2	
JANE HUNT	WOTTON-ON-EDGE GL12 7PW	
JAMIE HUNT	" " " GL12 7PW	
J. Cromwell	67 WINTON ROAD	
E. McKay	18 Chalfonts Wy GLOS	
Helen Tasker	63 Gloucester Rd	
Michelle Morrison	4 St Michael's Sq	
Colin Mann	Flat 2, Barbican Rd. Gloucester <small>The old fire station</small>	
HELEN WHITFIELD	33 HENDINGHAM CLOSE, TUCKLEY, GLOS	
Ruth Tudge	Parkhill Green, Clatford Hill	
SUE DRAPER	Gwynalls, side of Market	
Kepe	13 Weston Rd.	
R Chapman	5 Bloomfield Rd	
Rosie Gardner	2. Victoria Villas	
Colin Davis	72 RUSPIDGE RD RUSPIDGE	
S Davis	" " " "	
Leigh Slack	GL2 8AG	
S Bond	19 Weston Road	
	19. Weston Road →	
J Short	ROSE TREE COT STRAUD	
H Short	Rose Tree Cottage Stroud	
MIRZAN SMATHUL	65, Southgate Street. Glos	
Lin Ryan	43 Wellington St. GLOS GL1 1KD	

# PETITION TO SAVE DAWN REDWOOD TREE

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NAME Please Print	ADDRESS	SIGNATURE
John Jones	23 Green Lane H'cole	
I. Bark	52 Swaney St Gloucester	
Nabil Elbark	"	
M. Elbark	"	
T. Herbert	9 Garden Suburb, Dursley	
K. Mayer	27 Mariall Court	
G. Loveys	35 Kitchener GL1 5EN	
T. G. TTS	15 BISHOPS CASTLE WAY	
P. J. PAYNE	Cowles Farm E Hon Newnham Glos	
J. E. PAYNE	" "	
V SCHMIDT	35 OXFORD ST, GLOS GL1 3EF	
S. DALLIES	38 York Road	
DAVID HAME	13 WINE COME, GLOUCESTER GL2 4Y	
W. GRIFFITHS	1085 Grand Rd. Glos	
Shut Cur	142 Canton Rd. Glos	
L. SHARPE	65 CANTON RD GLOS	
P.A. HARDING	57 Askwith Rd Saintbridge	
A.S. Whitman	52 Askwith Rd Glos	
K. Barton	57 Coltsall Close, Quebeley	
M. Carrington Stait	Church Lane Minister Walk	
C. De Maria	33 Robin Hood Street Glos	
J. Squires	29 Lysons Ave Glos	
Mrs H. Dawes	10 Trinity Rd GL4 5EB	
G. Cole	Barton St	
B. ISLAM	13 St Michael Street	
T. Woodbridge	10 BLOOMFIELD RD GL1	
E. Joyce	29, Kings Barton St Glos	
J. ROBERTS	63 Watermint Drive Tuffley	
B. Roberts	63 Watermint Drive Tuffley	

# PETITION TO SAVE DAWN REDWOOD TREE

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NAME Please Print	ADDRESS	SIGNATURE
Elaine Keasley	45, Cherston Court, Brunwood	
Claude Elliott	23 Bowly Rd. Glos.	
KAY POWELL	27 BATHURST RD, GL1 4RR	
MARIE MITCHELL	Endsleigh Cottages Hartpury	
JOHN FORD	4, CHERWOOD COURT GLOS	
Terry Robson	5 Brunswick Sq, Gloucester GL1 4RU	
Ev's Langrock	47 Hartland Road, GL1 4RU	
S. MISIUCH	27 ment St. Glos	
J.W. LEACH	25 NORFOLK ST GLOS	
C CARPENTER	1/24 BRUNSWICK SQ GLOS	
J ROSS	48 Ferndale Close, GLOS	
J White	18, KATIMER, ROAD CINDERFORD	
R A SARGENT	50A Somerset Rd Cinderford	
R HEWINGS	47 EDERWOOD WAY TUPLEY	
C HEWINGS	" " "	
A HEWINGS	" " "	
DAN JONES	15 PERLY ST TREDWORTH	
A. Jefferson	Stond Rd.	
P. JOHNSON	Seaton House Soul Gloucester	
N JOHNSON	" " "	
J. M. JONES	12 B-yu Court	
J. DAVIS	Estcourt Close	
E GITTINGS	22 Church St	
J. King	29, Redwick Rd FILNING	
MICHAEL A. PROSSER	20 SAUNDRIE LANE GLOS	
M. FLETCHER	3 ST. WHITES COURT CINDERFORD	
R W Jackson	46 Woodmanore, Glos	
CHRIS PROSSER	10 BRUNSWICK SQ, GLOUCESTER	
CHRIS PROSSER	10 BRUNSWICK SQ, GLOUCESTER	

# PETITION TO SAVE DAWN REDWOOD TREE

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NAME Please Print	ADDRESS	SIGNATURE
W. A. ROBSON	5 BRUNSWICK SQ GLOS	[Redacted Signature Column]
Fran Redman	Kilos Lin	
Debbie Evans	18 meadowledge, Langley GLOS	
Helen Elliott	37A DENMARK RD, GLOS	
L. HENDRY	5 BRUNSWICK SQ	
T DOORS	33 LAYNES	
Jeanette Evans	8 Little Lancharridge Highnam	
Jamie Tracey	GL1 3DN	
Pam Daw	GL1 2PB Westgate St	
Robert Cook	GL1 2EH	
Adam Lukowski	GL1 2QL	
Rubert Telford	GL2 5SB Hempsted	
Dawn D. Daw	GL1. 2PB Westgate St.	
S A Arnold	GL1 6 RRQ	
GHC Arnold	— " —	
SHARON HILL	GL1 4NL	
DESK WATER HOUSE	5 ASHDAVE CLOSE Highwick GLOS	
Betty Goulding	BROAD ST. HARTPURY.	
ALEC GOULDING	" " "	
Evelyn Brown.	Chillingworth <sup>meads</sup> Glos.	
K. Wainwright	Thornislock Ave GL1 3	
D HARGREAVES	TWERNBROOK AVE GLOS.	
K. STOWER	CLEGRAM RD	
M. STOWER	clegram rd	
L KING	(CLEGRAM RD)	
C. COOMBS	106 Bodiam Ave Tuffrey.	
A. MUMS	Redlands Newnham	
S NOVILL	QUADGATE GL2 4GD	
C GRIEVE	Upton St. bonards GL4 8AB	



PETITION TO SAVE DAWN REDWOOD TREE

WE THE UNDERSIGNED petition Gloucester City Council to refuse any proposal for the felling of the Dawn Redwood tree located on the site of the now-vacant Technical College on Brunswick Road, Gloucester.

We submit that this healthy 60-year-old tree possesses intrinsic, environmental and amenity values of a scale significant enough to warrant its preservation within the framework of any design plan put forward for the redevelopment of the site.

NAME Please Print	ADDRESS	SIGNATURE
R BENNETT	34, GARDNER AVE	
B SEPEDA	157 Oxford Rd	
K Kubiak	14 Woodvale Kingsway	
S Taylor	IMBERTS WAY	
E TAYLOR	45 Double View	
R Perry	10 HANLEY TER HANLEY ISLAND	
S. PERRY	10 ALROY TERRACE, Gloucester	
F CHURCH	91 Colton Road Glos	
J. CHURCH	" " " "	
E Harris	9 woodbine cbse glos	
R Harris	" " "	
S ALLWAY	GLoucester GL1	
A MAYHEW	" " GL1	
N. WITTS	5 NOTINGROVE Glos, THEFELBY	
ROBERT CASTLE	MAY HILL GLOS	
DOUG BOURNE	DURSLEY GLOUCESTERSHIRE	
RICHARD MASON	3 FURNACES CL. CINDERFORD, GLOS	
KAREN MASON	CINDERFORD GLOS	
K. WILLIAMS	COLEFORD GLOS	
M. WILLIAMS	BREM GLOS	
G. EVANS	180 Melbourne St E	
F Farlin	65, Southgate St Glos	
AMAZIUS	80 East Brimish Rd. WIMBORNE	
EMME SMITH	29 Barton Street	
JACKSON JONITH	29 Barton Street	
Mollie Bell	190 bodium avenue	
Samantha birch.	182 Bodium Avenue	
Jordan Margaret	18 Colton Colton Road	
Jane Merchant	Tuffley Lane	

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NAME Please Print	ADDRESS	SIGNATURE
JO JACKSON	62 THE WHEATRIDGE CLOSTER	
BILL JACKSON	" "	
Jill BURDEN	The Vicarage Churcham	
G. Stoelken	19 Dawson Close Abbeymead	
Audrey Williams	115 Barnwood Avenue	
Margaret Worsfold	1 Colwynfield Littledean	
Margaret Whelan	6 The Gallops Hempstead	
Jean WILKINS	3 BRIDGE FARM HAIGEMORE	
A. T. LEAVER	15 MERCURY WAY GLOS GILLES	
M. ELKINS	YEW TREES Sireothams Green	
DELKINS	44 Baptist Ave Abbeymead	
I. Andreason	26 Kingstone Rd	
Seward	37 HILLVIEW RD	
<del>Edward</del>	89 Brookfield Road	
DAVID OCHUTLEE	69 BROOKFIELD LANE CHURCHAM	
CATHY WEYGANG	Woodlands Lodge Churchfield Rd US	
MICHAEL WEYGANG	" "	
A. COOPER	6 BIRCHWOOD ROAD GLOS	
R. NEALE	38 BRADLEY CLOSE, GLOS	
L. Allen	3 The weaves Mincl.	
P. MATHER	Kewellbalt Langlevens	
R. MATHER	" "	
Rosemary Neale	55 Bradley Close Longlevens	
Courtney Samms	26 Napier Street	
LYNN LITTLE	Seabrook Road Brockworth	
Mass Leesang	in 33 Cromwell Street	
Paul Slt.	43 Bullat Rd Cils	
Lerli DENON	43 Brunswick La	
Pippa DICKINSON	Silvercote, Kingsmill Lane, Pamswick	

# PETITION TO SAVE DAWN REDWOOD TREE

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NAME Please Print	ADDRESS	SIGNATURE
Sarah Cameron	60, Conduit St, G10	
NICK WOODCELL	98, MARLBOROUGH RD GLOS	
TERRY PEARCE	13, TREDWORTH ROAD	
G THOMAS	86 CONDUIT STREET	
C. HANNIS	1. BARRINGTON DRIVE	
M. HANNIS	- -	
R. Houdley	36 HINDWOOD DRIVE	
S.A Houdley	" " "	
P. Houdley	" "	
F. VAUGHAN	10 Uphill Place	
G VAUGHAN	10 UPHILL PLACE	
R C BUTCHER	19 SLANEY STREET	
ANITA BUTCHER	" " "	
AND DOWLING	91, MAXFIELD DRIVE	
ELINE HORTON	14 BELGRAVE ROAD	
LORNA HURST	11 ST MARYS SQUARE	
IAN BROTHTON	FURNLOFT, BRUNSWICK ROAD	
Tony Birchen	HUCKLECOATE	
Steve Bowles	Brunswick Rd.	
Sue strawbridge	11 Chestnut Close Hardwick	
Sam Barnes	44 New Street	
DAVE HANKINS	28 BATHURST ROAD	
DAVE YOUNG	43 Anna Rd Huckle	
LYNN YARRANTON	73 Linnet Close	
S SUMMERS	38 Bullfinch Rd	
Mrs. Lancelot	5. Ballincka Meadows	
G.M. LANCELOT	11 LANCASTER GROVE, GLOS	
Sarah Bowry	4, Church Rd GLOS	
SALLY ASPDEN	2 Somerset Pl, Glos	

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NAME Please Print	ADDRESS	SIGNATURE
DAW HAMMOND	7 COMBROOK CLOSE, ABBETMENTH GLOS	
Shirley Cleveland	30 Gate Rd Charlton Kings	
John Smith	Dingley Dell, Kinstham, Nr Tewks	
Claire West	12 Blackthorn End, Cheltenham	
Ross Palmer	14 Radnor Road, Cheltenham	
Ian Hobson	4 Old St. Marys School, Cheltenham	
SEAN MCKEON	10 HATHURTON WAY, CHELT	
Kelly Stokes	45 Russet Close	
ROSE STOKES	38 RUSSET CLOSE	
G. MILFORD	QUEDGELEY	
G. MILFORD	QUEDGELEY	
A. SULLIVAN	Walden Park	
M. Booker	52 Ryecliff St.	
S. LEEMING	CIDRAT LANE GREAT OAKLEY STON NEWDESI	
Nigel Morris	63 MELBOURNE ST EAST	
Caroline Morris	63 MELBOURNE ST EAST	
S. Butcher	78 the Willows, Quedgeley	
L. WITTS	The Old Orchard GUY COTT	
J. EVANS	74 GILBERT ROAD	
J. Evans	74 GILBERT ROAD	
SHELLA CLARK (Mrs)	9 ALBION ST.	
ROBERT n (Mr)	9 ALBION ST.	
A Graham	16 Brunswick Sq	
URSULA WINDSOR	4 Brunswick Sq.	
IAN LOVESON	25 SPA ROAD GL1	
JAMANTHA SENCIL	59 THE OVAL GILBERT	
CHRIS BOYCE	6' PENNINGTON STREET	
Joseph ZWISFIELD	Flat 1 SPA COURT	
Kim Carter	43 - 11 -	

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NAME Please Print	ADDRESS	SIGNATURE
MEGAN McFARLANE	12 Gaunbrough Drive Tuffley Glos	
JOHN EDWARDS	12 GIMSON CLOSE TUFFLEY	
R. BROWN	18 JIVBROOK CLIFFS ERF.	
Ruth Scanlon	14 GIMSON CLOSE TUFFLEY	
CAROLE VAUGHAN	123 BODIAM AVE. TUFFLEY	
J.G. MURCHANT	160 TUFFLEY HALL, TUFFLEY	
D. BYWATER	7 WESTBURY RD TUFFLEY	
D GALBRAITH	76 CHANTS WORTH AVENUE TUFFLEY	
L. WHITE	20 ST PAULS RD	
J. Sciff	28 D of B.	
E. IVES	15 ST MARY'S CLOSE	
B. Breechey	FLAT 2 1A HILLFIELD COACH HOUSE	
M. Batten	64 Windsor Drive Tuffley Glos	
M. Kenalke	108, TUFFLEY LANE GLOS	
A. Phillips	53 BOWING ROAD GLOS	
J. Smith	6 DAYNAN CLOSE	
M. CAPPER	235 SEYMOUR RD GLOS	
V. MAY	20 MANOR PARK GLOS	
D. ALLEN	62 MASSEY RD	
E. TROTMAN	32 MILLBROOK RD	
A. POWELL	7 JEANS TERRACE	
B. Rudge	38, TEWKESBURY ROAD GLOS	
M. Bind	12, STONEHENGE RD GLOS	
J. CROSS	120. NEW ST. GLOS GUSBA	
I. OVERTON	48 TEWKESBURY RD	
J. Wingate	20 SWAN ROAD	
J. Wallis	CLAPHAM COURT GLO'S	
R. Payne	Abbeyle	
D. J. Dawe	Baton Street Gloucester	

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NAME Please Print	ADDRESS	SIGNATURE
Angela Potts	1 Sandalwood Dr - Hempstead.	
ADRIAN STUBBS	14 St Michaels Sq	
Mannah Cottrill	St Mems Sq, Glos	
Jemmy Turner	14 The Butts Robinsonwood Glos	
Sharon Webb	5 Annville Rd, F-on-Severn, Glos	
M. MULLIGAN	Lower Rd. Glos.	
C. Gorman	47 Bristol Rd, Gloucester	
ADRIAN MEEL	8 Stone Lane, Quecks Glos	
S. Bockley	15 Jersey Road	
E. Brooks	15 Jersey Rd	
P Russell	Spa Road Glos	
K Simpson	TIBBERTON, GLOUCESTERS	
J. Curtin	7 KINMOOR Abbeydale	
CAROLE PICKERING-MERRETT	2/1 BELGRAVE RD GLOUCESTER	
W. J. BRATTY	85 FIELD COURT GDN S	
C. M. BRATTY	85 FIELD COURT GDN S	
C. Anderson	49. Orchard Lane G11	
J. WENBAN	7 HARVEY CLOSE GL25FO	
ATREASURE	16 KOLIC Rd, DURSLEY	
M. WATTS	33 KINGSHILL PK DURSLEY	
K. WEST	40 HONEY SUCKLE PA. A. MEND, GLOS	
R. Ralph	24. ST MICHAELS SQUARE	
R. SOLES	118 NEW ST GLOS	
S. Marnion	48A High St Tewkesbury	
M. PARSONS	29 DARK LAKE, CHELTENHAM	
M. HARRISON	15 THE GALLOPS. GL2 5GB	
K EVANS	63 HARTLAND RD GL1 4RN	
P Manley	11 HEADLAM CLOSE Gloucester	

January 2010

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NAME Please Print	ADDRESS	SIGNATURE
MRS MARY NEALE	41 CHURCH RD LONGLEVIENS	
MRS CAROL BROADHEAD	105 PORCHESTER RD HUCKLECOTE	
Rob WADLEY	WOODBAR CRT CLIFFORDS MOUNT	
KEA BROADHEAD	105 PORCHESTER RD HUCKLECOTE	
JILLANE WORTH-COOPER	25 SPA RD #4, GL1 1WJ	
RUTH WADLEY	Woodbar Cottage Cliffto Mesne	
C. M. NEAL	6 Moorfield Rd, Brockworth	
M. GARRIGAN	27 Abbots Rd, Abbeymead	
Alan Wink	Hartpury Cross	
P. J. NEAL	BROCKWORTH CROSS	
Fran Allen	3 B'side Close Clift	
P A Mallard	32 Vulcan Way GL4 3TU	
B & Knie	143 Stroud Rd	
CHRIS BOWYER	11 Conway Road	
Val Staple	49 Haynes Rd	
Celia Wheeler	23 Little Wilcombe Road L W	
Peter / Sam	3 Broomside Close, GL51 3AR	
BMIER	44 BEAUMONT RD GLCS	
MARGARET MINNER	---	
Eric & Pat Hilton	55 NINE ELMS RD. LONGLEVENP.	
ROGER & Mary Wilson	26 LIVINGSTON RD "	
Jane & Bill	Tayning Green Tewks	
John Hill	" "	
Daphne Prestor	Bailey Court, Blackpool	
Sheila Smith	66, Riversley Rd Gloucester	
T.G. Smith	66, Riversley Rd "	
John D ROBERTS	3 Hedge Wood Drive Longleven	
JACQUELINE JONES	9 HINSFIELD CLOSE, QUEENSCOTT	

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NAME Please Print	ADDRESS	SIGNATURE
D G J WATTS	14 CENTRAL ROAD GLOUCESTER	
K. Currie	88, Stroud Rd, Gloucester.	
H. G. Currie	88, Stroud Road, GLISAST	
P. Branson	30 STROUD ROAD GLISAST	
S. OWENS	78 Stroud Road GLISAST	
S. CURTIS	75 STROUD RD	
A. MATTY.	7 BLOOMFIELD RD.	
S. MATTY.	7 BLOOMFIELD RD	
S. IDROMIM	9 BLOOMFIELD RD	
M. CAMPBELL	13 BLOOMFIELD RD	
W. WOODHOUSE	19 BLOOMFIELD RD GLOS	
S. MILSON	33 Bloomfield Rd	
K. MILSON	33 Bloomfield Rd.	
K. Dodson	34 Robinson Rd.	
F. J. (MARENAN)	38 Robinson Rd	
A. G. WOODHOUSE	35 SEMOUR ROAD	
K. WOODHOUSE	14 SEMOUR RD	
J. BRAIN	72 BOWLE RD	
J. Langdon	19, Birchall Ave	
M. Blackett	157 SPITFIRE RD SPITFIRE	
NICK PEET	2 CHURCH COTTAGE	
Rachael PEET	2 CHURCH COTT, WITADDON	
C. Blackett	183 BISLEY ROAD, STROUD	
R. Miller	Peris Avenue, Ballinacorney Street	
J. Jennell	2 York Villas, Wiltshire, Stroud, Glos.	
T. SIDFORD	375 Chiswick High Rd, W4 4AG	
Robert Rendell	Ad Astra, Seabrook Rd, Gloucester.	
RYAN MELO	8 Nelson St, Gloucester GL1 4AQ	
JONATHAN INGLEBY	6, Peart Close, Gloucester GL1 3QF	
JENNIFER NUTTS	25 STROUD ROAD GLS2	
Cherley Bircher	47 Hartland ROAD GL1 4R	
Rob Brookes	Up'lands, Hillend, Twyga	



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NAME Please Print	ADDRESS	SIGNATURE
Melanie Curtis	23 Lichfield Rd Barnwood	
Rona Hinton	29 LICHFIELD RD - " -	
RAYMOND W. HINTON	- " - - " -	
STEVE WHEELER	22 " " "	
Sherry Tovey	22 Lichfield Road, Barnwood	
PAUL CURTIS	23 " " " "	
Stephen Colby	113 New Street	
Jane Hibbins	1 CROSBY CLOSE Hucclecote	
Rebecca Wallace	125, WILKINGDALE WAY	
Sam Smith	20 Carnal Drive	
PAT CHURCHILL	30 BARNFIELDS	
Cheryl Barnes	16 Tibbenton Lane Huntly Cross	
Mike Peacock	12 ASPEN DRIVE	
Purity Peacock	12 ASPEN DRIVE	
Anna-Marie Seymour	17 COURT ROAD, BRACKWORTH	
Julie Spurr	"	
Brian Daley	Welman College, Minsterwin	
KERRY DAVIES	6 RYELANDS TUFFLEY GLOS	
F DALLINOR	1 PURRAN CLOSE, GLOS	
K GREEN	9 Nettleton Rd, Glos	
S. DAWSON	30B WESTON ROAD. GLOUCESTER	
C REESE	77 SEBERT ST. KINGSH	
P. J. RIKSE	32 VICTORY RD	
S. HACKER	2 REGENT ST GLOUCESTER	
GA. GREGORY-DAVIES	25 SPA ROAD GLOUCESTER	
L R BRANFLEED	25 SPA RD GLOS	











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NAME Please Print	ADDRESS	SIGNATURE
CLAIRE SILBURN	FLAT 1 47 PARK RD, GLOS	
Mike Townsend	117 Porchester Road, Glos.	
Lynn Edwards	46 Nelson St, Tred, Glos	
ROY STILZAKER	Sovereigns. Dominion Farm ledbury	
Bill Taylor	Popes Meade Highnam Glos	
Sally Ayland	21 Argyll Road Glos	
HOWARD CHIVERS	8 MUZZLE PATCH, TIBBERTON	
Jean Cooper	173 Church Road <sup>Frankham</sup> Collett	
DONA HANNES	Cranham Lodge Sawmill, <sup>Frankham</sup> GLOS	
CHRISTINE REYNOLDS	100 Huddesbale Rd. Glos.	
ROGER WHITE	The Horse, Church Spire Bleasay	
JENNY JAMES	110 LEWIS ROAD, GLOUCESTER	
ROBERT JAMES TILGA	3 KEMPSTED LAKE, GLOS	
Idem FURMENGER	41 DENMARK ROAD	
SAMANTHA GREEN	78 Appletree Lane	
Nicola Rust	DINO VILLAGE TAVERNA	
JOHN DAVIS	1 HAMBURTS COFFERS, TRINGWICH	
JENNI DAVIS	" " "	
John Middlethigh	26 tonners Crescent, Watford	
Gareth lyne	15 TRENTISHOE CRESCENT, MILTON KEYNES MK4 1HF. FORMER RESIDENT OF GLOS.	
Steph Walters	15 Trentishoe Crescent Milton Keynes MK4 1HF (Former resident of Glos)	
Josephine Woodford	# 6 346 Tuffley Lane Gloucester	
Stephen Rule	Flat 6 346 Tuffley Lane, Glos.	
Sophie Constantine	4 Caledonia Place, Clifton	
CHARLOTTE V	2 ELMER PLACE ROAD	
SS Goodman	84, Alma Place	
A Howe	" " "	
F1 Digby	" " "	
	83 Melborne St Gar Cow	

January 2010

PLEASE NOTE 3 ADDITIONAL SIGNATURES ON REVERSE OF THIS SHEET

Jareth carpenter  
Preece Thomas  
Dylan Davies



57 Eastern Avenue  
21 Seymour Road  
24 Concorde Way

