Development Control
Gloucester City Council
PO Box 3252, Gloucester, GL1 9FW
01452 396396
development.control@gloucester.gov.uk
www.gloucester.gov.uk/planning

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Wessex Garages
Address line 1	Mercia Road
Address line 2	
Address line 3	
Town/city	Gloucester
Postcode	GL1 2SQ

Description of site location must be completed if postcode is not known:

Easting (x)	383056
Northing (y)	219139

Description

2. Applicant Details

Title	
First name	Chris
Surname	Wiseman
Company name	Wessex Garages Holdings Ltd
Address line 1	Pennywell Road
Address line 2	
Address line 3	
Town/city	Bristol
Country	

2. Applicant Details

Postcode	BS5 0TT

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Keith
Surname	Waterson
Company name	Chiltern Design
Address line 1	Suffolk House
Address line 2	313 London Road
Address line 3	
Town/city	High Wycombe
Country	United Kingdom
Postcode	HP111EJ
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	6658.00
Unit	Sq. metres

5. Description of the Proposal

Please note in regard to:
• Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
• Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
• Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use.

Proposed refurbishment of existing Nissan & Kia Car Showroom which includes part demolition & rebuild with proposed new Car Valet building and alterations to external car parking & display area.

5. Description of the Proposal

Has the work or change of use already started? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

Existing Nissan & Kia Car dealership

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ○ Yes ◉ No

Land where contamination is suspected for all or part of the site ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination ○ Yes ◉ No

7. Materials

Does the proposed development require any materials to be used externally? ◉ Yes ○ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Part face brickwork & part metal cladding
Description of proposed materials and finishes:	New metal cladding

Roof	
Description of existing materials and finishes (optional):	Profiled roof sheets & glass roof lights to pitched roofs & rubber coating to flat roofs
Description of proposed materials and finishes:	New profiled sheeting to pitched roofs & repairs / replacement of rubber coating to flat roofs

Windows	
Description of existing materials and finishes (optional):	Aluminium framed windows
Description of proposed materials and finishes:	New aluminium framed windows

Doors	
Description of existing materials and finishes (optional):	Metal doors
Description of proposed materials and finishes:	Metal doors

Are you supplying additional information on submitted plans, drawings or a design and access statement? ◉ Yes ○ No

If Yes, please state references for the plans, drawings and/or design and access statement

Drawing numbers A021-1,2,10,20,21,22,23,24 & 30

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ◉ Yes ○ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	58	54	-4
Disability spaces	2	2	0
Other Used car Display	61	62	1
Other Car Compound	36	16	-20

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☑ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

b) Designated sites, important habitats or other biodiversity features:

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

c) Features of geological conservation importance:

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☑ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

New WC's & Waste water from Car Wash to be connected to existing Foul drainage system.
Subject to Planning Approval, a drainage survey is to be undertaken and a new proposal to be designed by Drainage Engineer.

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ○ Yes ◉ No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government.
Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? ○ Yes ◉ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ◉ Yes ○ No
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most

17. All Types of Development: Non-Residential Floorspace

cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other Sui Generis Car Dealership	1076	116	1153	77
Total	1076	116	1153	77

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? (•) Yes ( ) No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	34
Part-time	0
Total full-time equivalent	34.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	45
Part-time	0
Total full-time equivalent	45.00

19. Hours of Opening

Are Hours of Opening relevant to this proposal? (•) Yes ( ) No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

If you do not know the hours of opening, select the Use Class and tick 'Unknown' in the popup box.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
Other Sui Generis Car Dealership	Start Time: 08:30 End Time: 18:00	Start Time: 08:30 End Time: 17:00	Start Time: 10:00 End Time: 16:00	

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? (•) Yes ( ) No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please

20. Industrial or Commercial Processes and Machinery

include the type of machinery which may be installed on site:

Car Dealership with Sales & Servicing including Valet of vehicles

Is the proposal for a waste management development? ○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ○ Yes ◉ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ○ The agent
- ◉ The applicant
- ○ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- ◉ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ○ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

Owner/Agricultural Tenant

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	The Roma Building
Address line 1	32-28 Scrutton Street
Address line 2	
Town/city	London
Postcode	EC2A 4RQ
Date notice served (DD/MM/YYYY)	04/01/2022

Name of Owner/Agricultural Tenant	
Number	28
Suffix	
House Name	
Address line 1	Clifton Wood Road
Address line 2	Clifton
Town/city	Bristol
Postcode	BS8 4TW
Date notice served (DD/MM/YYYY)	04/01/2022

Person role

- ○ The applicant
- ◉ The agent

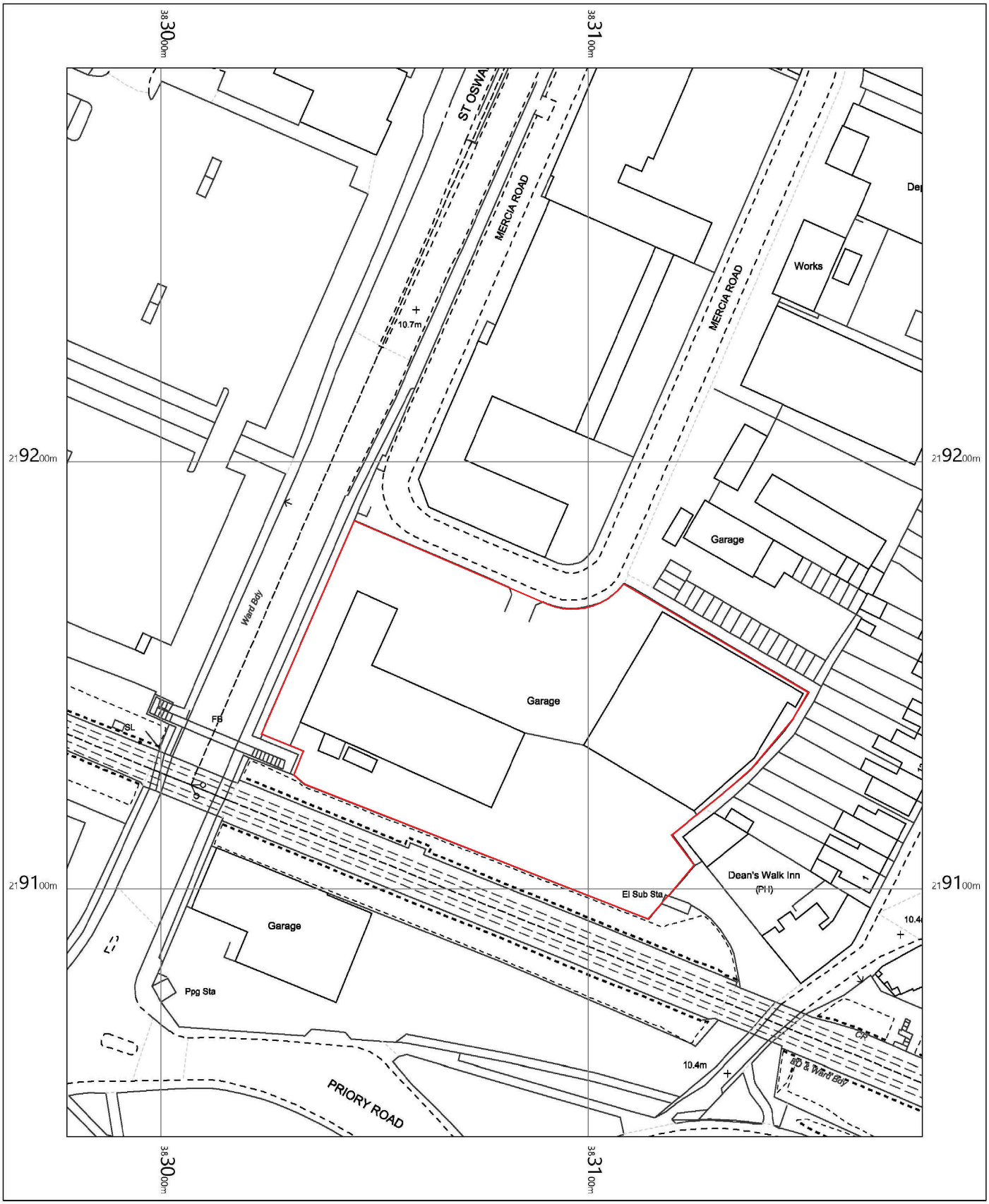
Title	Mr
First name	Keith
Surname	Waterson
Declaration date (DD/MM/YYYY)	04/01/2022

☑ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	04/01/2022



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OS MasterMap 1250/2500/10000 scale
Thursday, December 23, 2021, ID: BW1-01010168
maps.blackwell.co.uk

1:1250 scale print at A4, Centre: 383078 E, 219167 N

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Scale bar

0m 5m 10m 20m

BRAND CLIENT:

REVISIONS

DRAWING NO	DATE	AMENDMENT MADE
A021/1		

CONTACT: Nissan Kia
ADDRESS: Gloucester
(contact)

TEL NO:

SITE ADDRESS: Wessex Garages,
1 Mercia Road,
Gloucester
GL1 2SQ

DRAWING TITLE: Existing Site Plan

JOB NUMBER:

DRAWN BY:	DATE:	SCALE:	CHECKED BY:
KW	15.11.21	1:200@A1	JW

chiltern DESIGN and Project Management

SUFFOLK HOUSE . 313 LONDON ROAD
HIGH WYCOMBE . BUCKS HP11 1EJ

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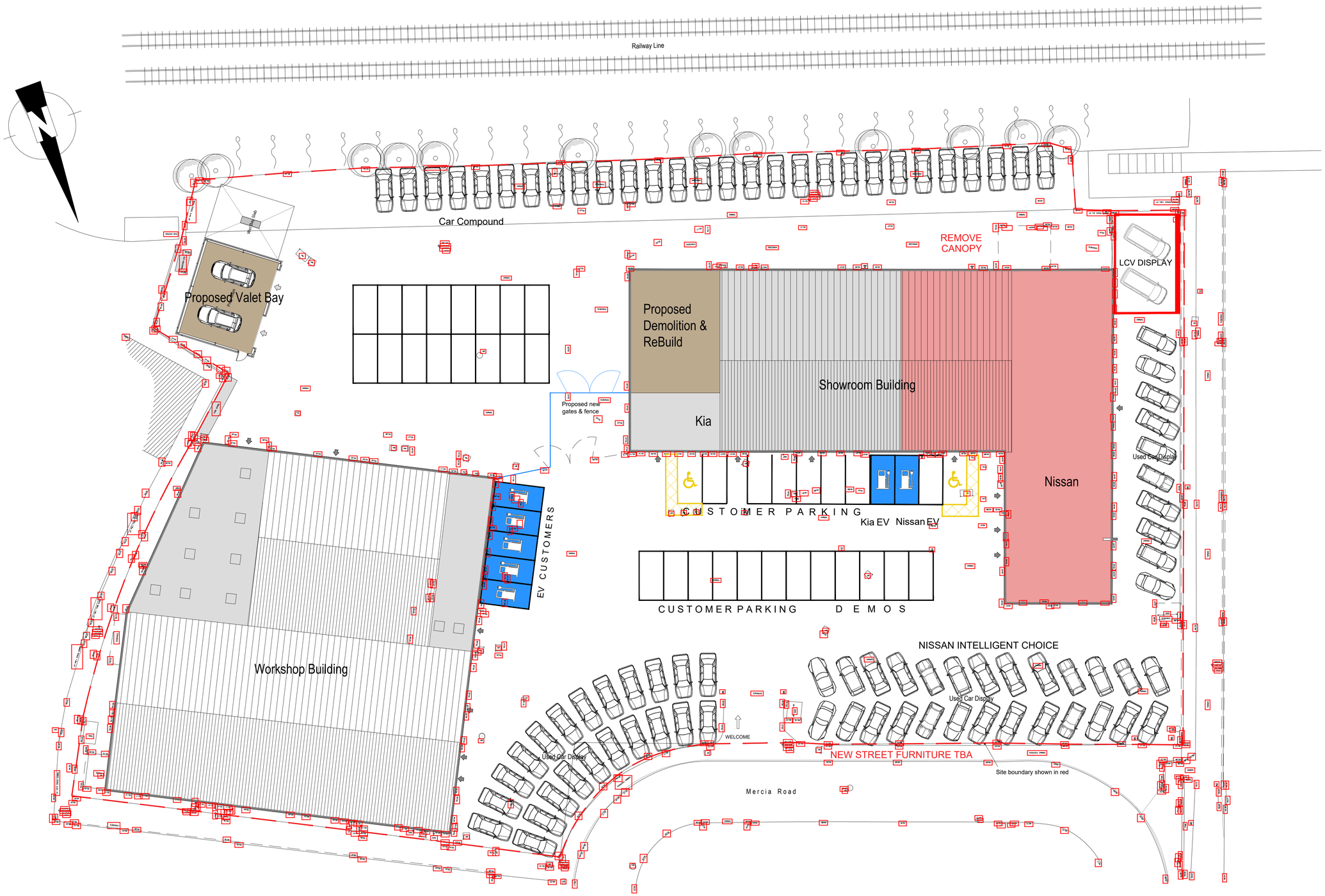

Scale bar

0m 5m 10m 20m

BRAND CLIENT:

REVISIONS

DRAWING NO	DATE	AMENDMENT MADE
A021/10		

CONTACT: Nissan Kia
ADDRESS: Gloucester
(contact)

TEL NO:

SITE ADDRESS: Wessex Garages,
1 Mercia Road,
Gloucester
GL1 2SQ

DRAWING TITLE: Proposed Site Plan

JOB NUMBER:

DRAWN BY:	DATE:	SCALE:	CHECKED BY:
KW	15.11.21	1:200@A1	JW

chiltern DESIGN and Project Management

SUFFOLK HOUSE . 313 LONDON ROAD
HIGH WYCOMBE . BUCKS HP11 1EJ
[redacted]

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Planning Statement for Proposed Showroom Alterations at Wessex Garages Mercia Road, Gloucester

This is an existing Nissan & Kia Car dealership which consists of 2 buildings, 1 is the Workshop facilities which is to remain as existing and the other is the Showroom & Valet building which is to be adjusted and updated to facilitate Nissan & Kia's latest requirements.

The existing Valet facilities situated in the Eastern end of the Showroom Building are to be removed and housed in a new purpose-built building in the existing car compound to the rear of the Workshop building.

As part of the existing structure to the Showroom building is in a bad state of repair, it is proposed to demolish this section and rebuild with new steel frame & metal cladding. The existing elevations of the building are to be re-clad and all the glazing is to be replaced with new aluminium framed shopfronts.

The external parking is to be adjusted to improve Customer parking and the Car Compound area to be adjusted to accommodate the new Valet Building.

Structural Engineers

184 Kellaway Avenue
Bristol
BS6 7YL

[redacted]

Web: www.tmventham.com

T M Ventham
Practice

Flood Risk Assessment and Drainage Strategy for Proposed Refurbishment of Wessex Garages Car Showrooms and Valeting Bay at Mercia Road, Gloucester, GL1 2SQ

For Wessex Garages

Ref 10319

February 2022

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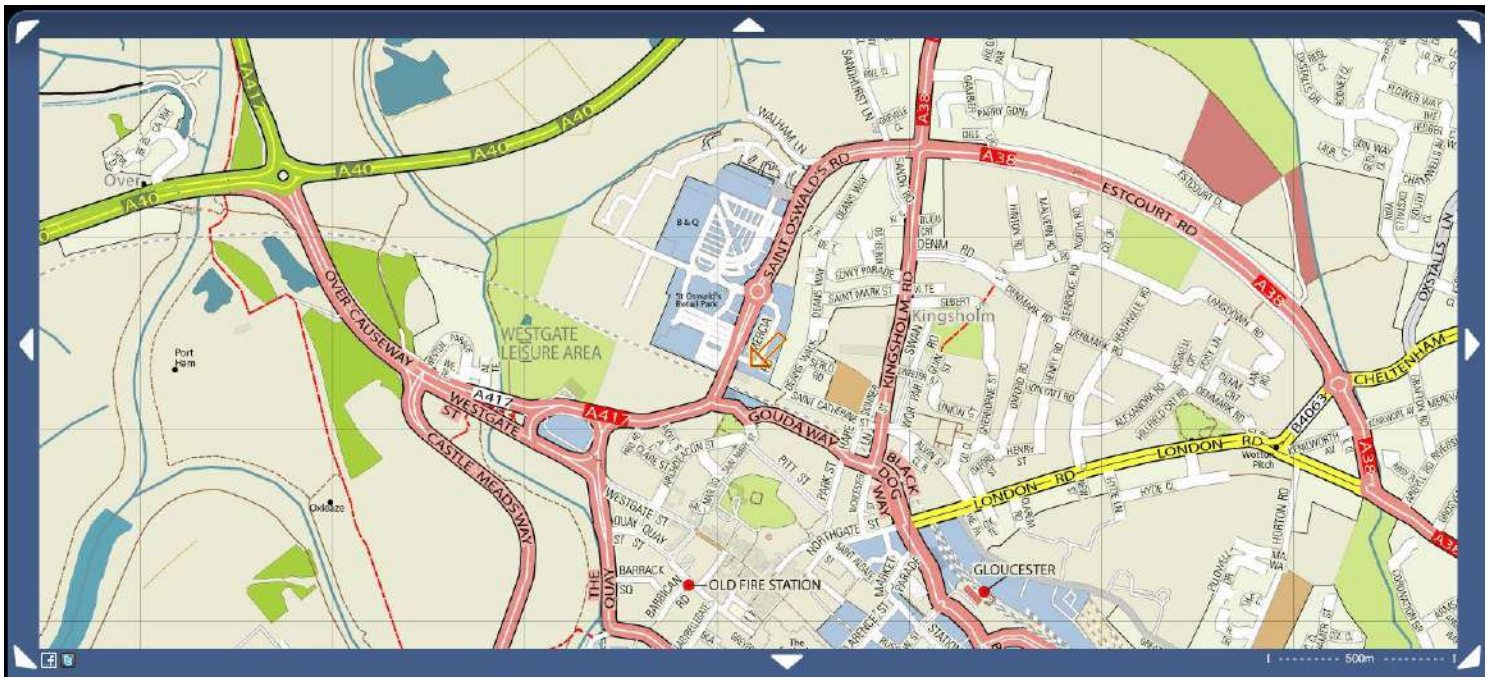
Background Information

Wessex Garages wish to make substantial improvements to their car showroom at Mercia Road, Gloucester. They have submitted a planning application, and Gloucester City Council have asked for a Flood Risk Assessment and Drainage Strategy to be submitted to accompany the planning application.

Location

The site is located at Mercia Road, and is adjacent to St Oswalds Road.



Flood Risk Assessment

Present Use

The site is presently occupied by existing Wessex Car Showrooms; see existing site plan – Appendix A.

Proposed Development

The proposed development is primarily within the existing structures, plus a small new valeting building. See proposed site plan – Appendix B.

Waterways

The nearest waterway is a loop on the River Severn. This is to the west of the site. The main course of the Severn is approximately 1.5km west of the site. However there is a secondary loop to the river, which is approximately 750m west of the site. Both parts of the river are running from North to South. Gloucester Docks are approximately 750m southwest of the site, and the loop on the River Severn provides a feed into the docks and the Gloucester and Sharpness Canal.

The River Twyver is at a similar distance, i.e. approx. 750m. This is north of the site, and runs East to West to discharge into the River Severn Eastern Channel.

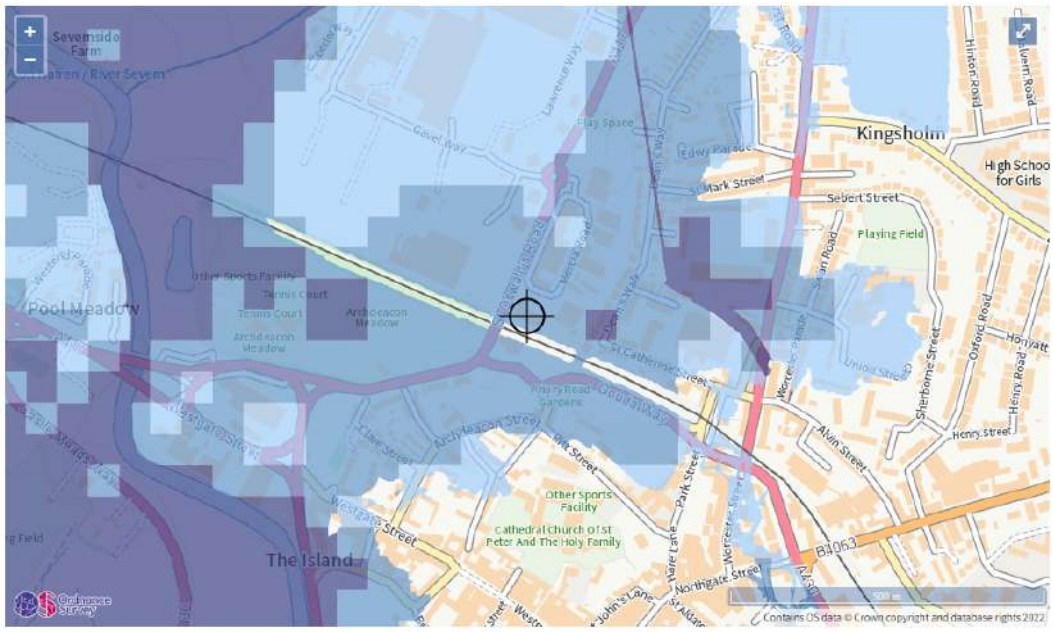
Flood Risk

This assessment has been principally based on three sets of documents; these are:

- The flood maps published by the Environment Agency.
- The updated Strategic Flood Risk Assessment undertaken by JBA Consulting on behalf of Gloucester City Council in 2019.
- An Envirocheck Flood Screening Report which includes extracts from and references to both of the above.

The principle risk of flooding on this site is from a combination of flooding from the rivers and from the sea by tidal surge in the River Severn, i.e. the Severn Bore.

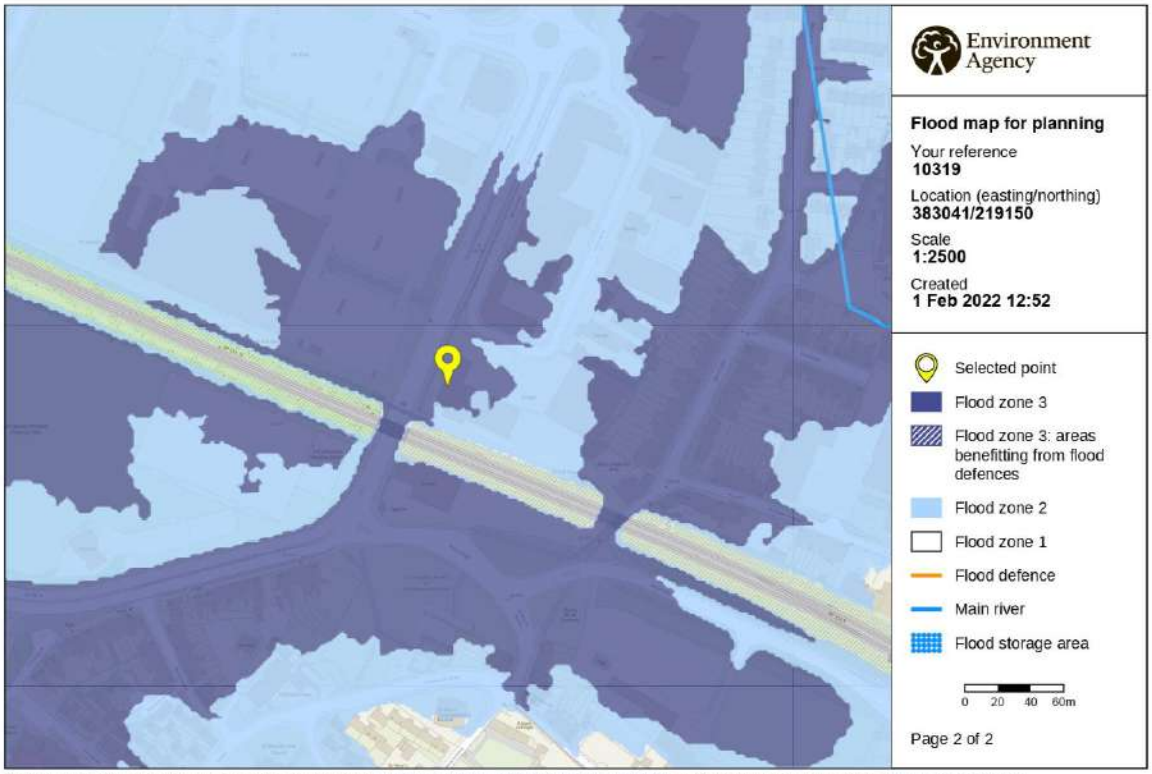
The Environment Agency map entitled *"Extent of flooding from Rivers or Sea"* shows the site to be in an area of medium risk.



Extent of flooding from rivers or the sea

High Medium Low Very low Location you selected

The Environment Agency map entitled *"Flood Map for Planning"* at a scale of 1:2500 shows part of the site as being in flood zone 3, and part as being in zone 2.



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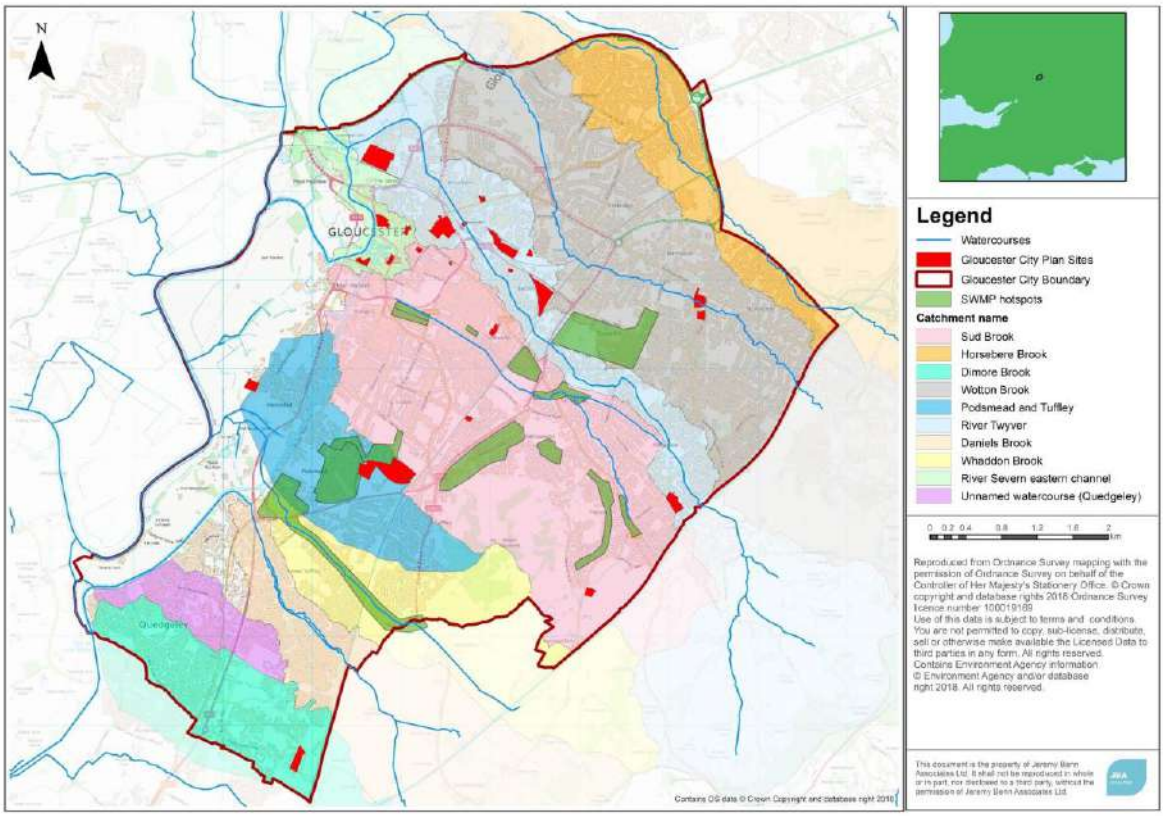
The Strategic Flood Risk Assessment carried out by JBA Consulting on behalf of Gloucester City Council includes a map (Figure 7) which shows the site to be within the catchment area of the River Twyver.



The Envirocheck report contains a reproduction of the Environment Agency map which shows clearly that a small part of the site is in zone 3, and that access and egress to and from the site can be via Mercia Road in zone 2. See Appendix C.

There are four maps in the Envirocheck Report that have been prepared by JBA Consulting. These show the anticipated depth of flood on the site based on various return periods. These show the anticipated depth of flood on this site for various conditions. It can be seen that the depth of water for pluvial flood is 0.1m, and for fluvial there is no flood.

The *"Canal Failure Map"* shows the site to be within the coverage area.

See Appendix D for the JBA maps.

The Envirocheck Report also contains a set of maps produced by the EA and NRW. These show surface water depths for various storm return periods up to 1000 years.
The site is shown to be in the area where the depth of water is anticipated as being 0 to 0.15m.

See Appendix E for these maps.

Flood History

Within the Envirocheck Data section there is a section headed *"EA/NRW Historic Flood Events Data"*. This lists one event only on this site; this event was on the 1st March 1947. It is stated as a fluvial event, and the cause was the "*Channel Capacity Exceeded"*. See Appendix F.

Sewers

Severn Trent have a foul sewer crossing the site and a surface water sewer in Mercia Road. However, there is no record of sewer flood in this area. See Severn Trent Drainage Plan in Appendix G.

Climate Change

The extent of possible climate change is unknown. The effect on flood risk can only be estimated based on very approximate assumptions. It is generally expected that flood events will be more frequent, and that they may be more sever. There are already examples of flood events being more frequent, but as yet, not much evidence of an increase in severity.

Summary

The site is in the catchment area of the river Twyver, and is situated between the Twyver and the River Severn Eastern Channel. Part of the Twyver closest to the site has been culverted.

The site is partly in zone 3, and partly in zone 2.

The only recorded flood on the site was in 1947, caused by "*Channel capacity exceeded".* The duration of this flood is recorded as one day.

JBA Consulting suggest that the likely depth of flood on this site is not likely to exceed 150mm.

Climate change may increase the frequency of flooding, and may increase the depth of flood and the duration.

Access to and from the site can be achieved via zone 2.

Flood Risk Assessment

There is a risk of flooding on this site it is unlikely that the depth of flood will exceed 300mm. The existing and intended use of the site as a car showroom is a low vulnerability use, and it is a suitable use compatible to the flood risk.

Mitigation Measures

The extensive refurbishment of the development presents an opportunity to incorporate mitigation measures.

The proposed design includes an upper floor area, which would provide a temporary safe haven in the event of a flood.

The following measures will be incorporated into the design, where practical:

- Where possible, services should be brought up the outside of the building, and services entry points should be as high as possible.
- All services distribution should be kept as high as possible.
- Construction materials used at ground floor level should be as flood resilient as possible, i.e. render to walls in preference to plaster or plasterboard.
- External storage areas should be robust, and the site perimeter should be fenced in a robust manner.

Drainage Strategy

Existing Site

Most of the site is presently hard surfaced and positively drained. See Existing Site plan (Appendix A).

There is a strip of site along the south boundary that has a self-draining gravel finish; other than this the whole site is positively drained.

Drains

There are several Severn Trent combined sewers crossing the site. There is also a Severn Trent surface water sewer in Mercia Road.
See extract from the Severn Trent sewer plan attached (Appendix G).

The combined sewer crosses the site from the northwest corner to the southeast corner, and picks up two other sewers: one from the North and one from the East. It then exits the site in a southwest direction, crossing under the railway line.

The surface water sewer leaves the site heading North, and discharges to a culverted section of the River Twyver. The site is a part of the natural catchment area of that river.

Site Drainage

Most of the surface water from the site is taken to the surface water sewer in Mercia Road. However part of the yard area in the southeast corner of the site and the south end of the workshop roof drain to the combined sewer. This is an area of approximately 100m^2.

Drainage Proposal

It is proposed that as part of the refurbishment project, the area presently draining to the combined sewer will be taken to the surface water sewer via an interceptor.

Valeting Building

The present Valeting facility included a washdown area. The present wash down uses fresh water for the purpose of washing the vehicles.

The proposed refurbishment project involves the construction of a new valeting facility; it is proposed that this will include a washdown with a recycling plant, which will filter and recycle the water used for car washing. The amount of water required to top up the recycle plant is small, and rainwater will be collected from the roof of the valeting unit to provide the top up water.

Summary

The whole site is presently hard surfaced. Most of it drains to the surface water sewer, which in turn discharges to the River Twyver, i.e. following the natural catchment route.

A small part of the site, approximately 1000m^2, is presently drained to the foul sewer. As part of the proposed work, this will be diverted to the existing surface water system.
The present car wash facility uses fresh water, which is discharged directly to the foul drain. The new facility will filter and recycle the water, and top up water will be taken from collected rainwater.

The proposed works will therefore greatly reduce the use of fresh water, and reduce the discharge to the combined sewer.

[redacted]

Appendix A

Existing Site Plan

Scale bar

0m 5m 10m 20m

BRAND CLIENT:

REVISIONS

DRAWING NO	DATE	AMENDMENT MADE
A021/1		

CONTACT: Nissan Kia
ADDRESS: Gloucester
(contact)

TEL NO:

SITE ADDRESS: Wessex Garages,
1 Mercia Road,
Gloucester
GL1 2SQ

DRAWING TITLE: Existing Site Plan

JOB NUMBER:

DRAWN BY:	DATE:	SCALE:	CHECKED BY:
KW	15.11.21	1:200@A1	JW

chiltern DESIGN and Project Management

SUFFOLK HOUSE . 313 LONDON ROAD
HIGH WYCOMBE . BUCKS HP11 1EJ
TEL: 01494 462464 FAX: 01494 471770
EMAIL drawings@chiltern-designs.com

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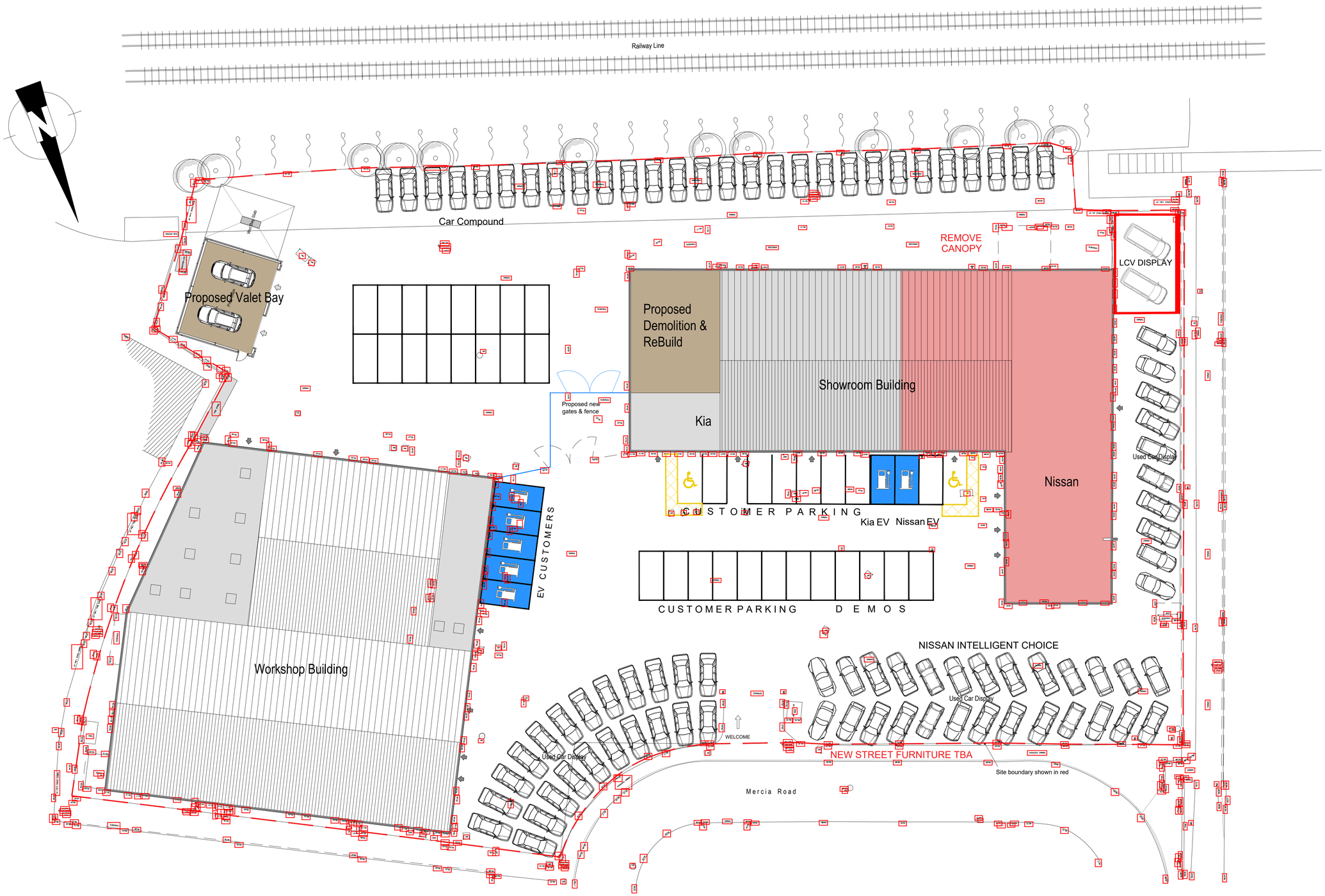
Appendix B

Proposed Site Plan



Scale bar

0m 5m 10m 20m

BRAND CLIENT:

REVISIONS

DRAWING NO	DATE	AMENDMENT MADE
A021/10		

CONTACT: Nissan Kia
ADDRESS: Gloucester
(contact)

TEL NO:

SITE ADDRESS: Wessex Garages,
1 Mercia Road,
Gloucester
GL1 2SQ

DRAWING TITLE: Proposed Site Plan

JOB NUMBER:

DRAWN BY:	DATE:	SCALE:	CHECKED BY:
KW	15.11.21	1:200@A1	JW

chiltern DESIGN and Project Management

SUFFOLK HOUSE . 313 LONDON ROAD
HIGH WYCOMBE . BUCKS HP11 1EJ
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EMAIL drawings@chiltern-designs.com

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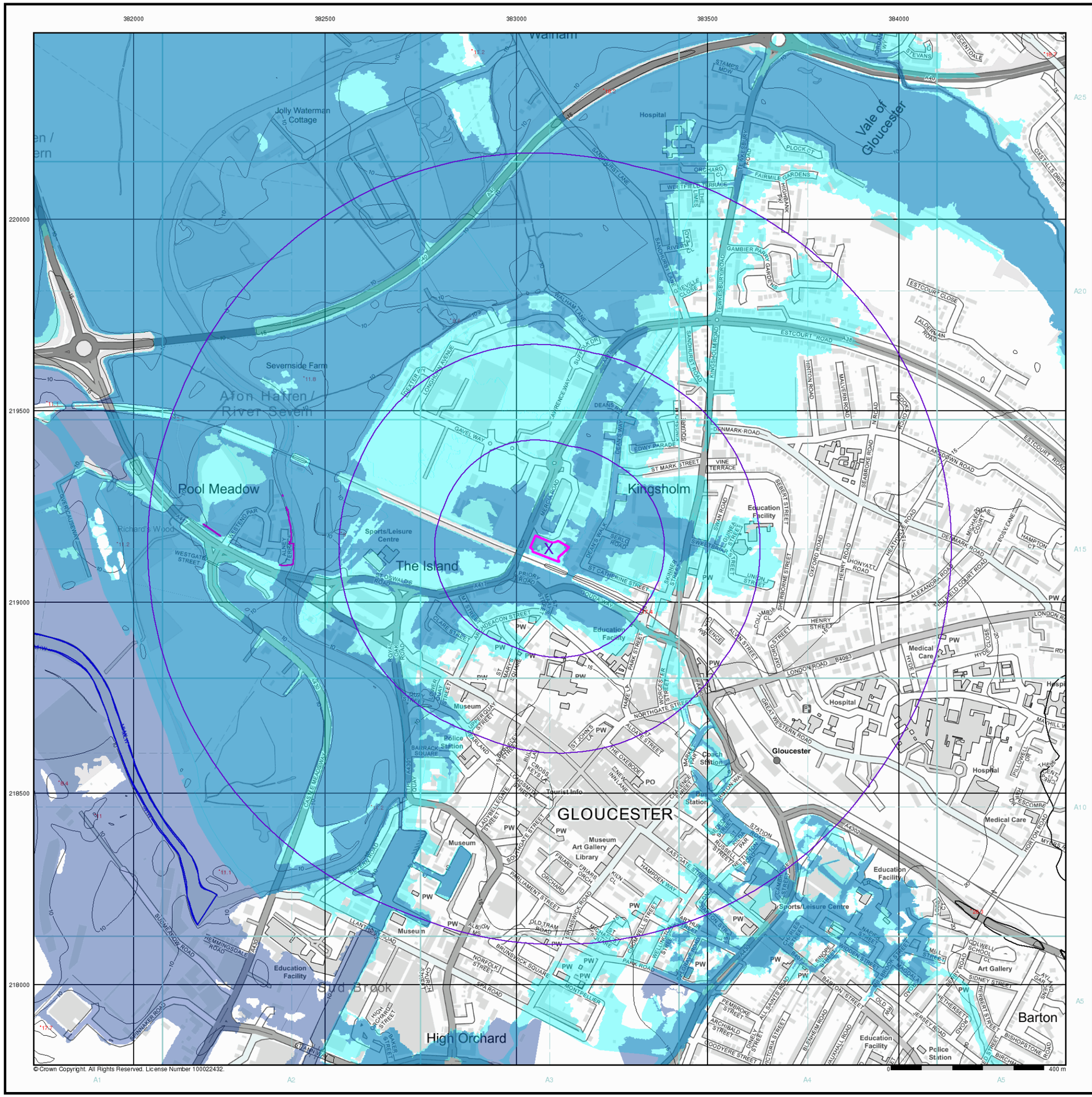
Appendix C

Environment Agency Flood Risk Map



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Envirocheck®

LANDMARK INFORMATION GROUP®

EA/NRW Flood Data Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Flood Data

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Contours (height in metres)

Standard Contour — 105, 100, 95

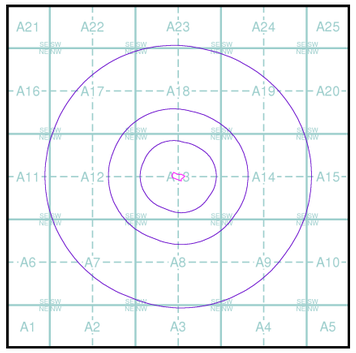
Master Contour

Spot Height — 167.8

MLW — Mean Low Water

MHW — Mean High Water

EA/NRW Flood Data Map - Slice A



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Order Details

Order Number:	290514431_1_1
Customer Ref:	10319
National Grid Reference:	383090, 219140
Slice:	A
Site Area (Ha):	0.36
Search Buffer (m):	1000

Site Details

Wessex Motor Co Ltd, Mercia Road, GLOUCESTER, GL1 2SQ

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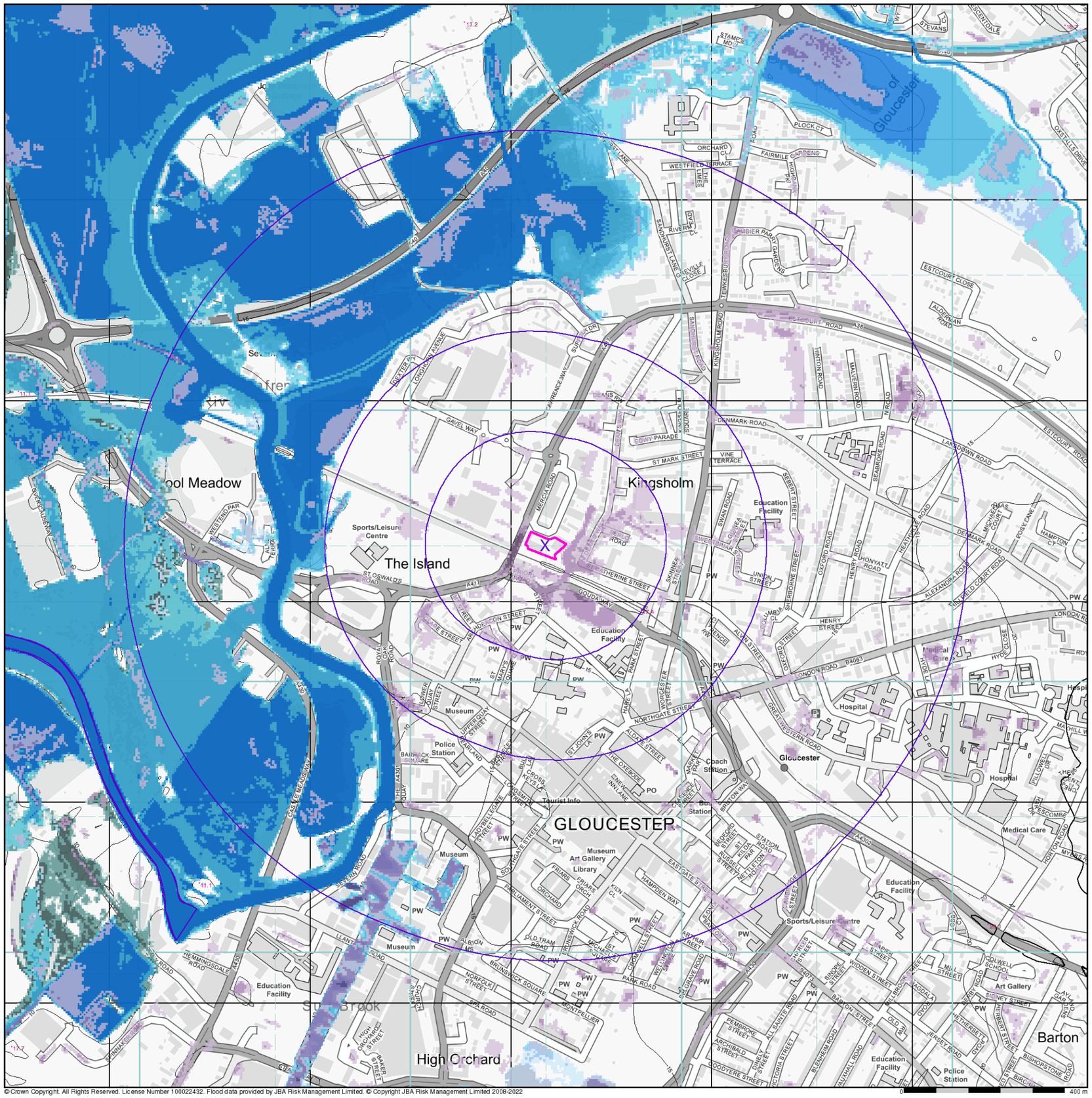
[redacted]

Appendix D

JBA Consultants Flood Maps & Canal Failure Map



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JBA 75 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

Standard Contour — 105, 100, 95

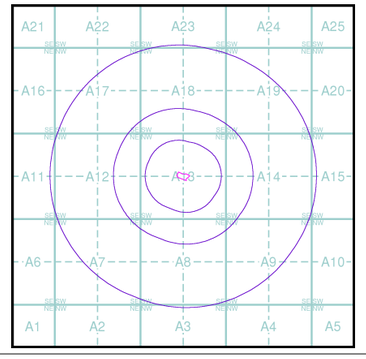
Master Contour

Spot Height — 157.8

MLW Mean Low Water

MHW Mean High Water

JBA 75 Year Return Flood Map (Undefended) - Slice A



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Order Details

Order Number:	290514431_1_1
Customer Ref:	10319
National Grid Reference:	383090, 219140
Slice:	A
Site Area (Ha):	0.36
Search Buffer (m):	1000

Site Details

Wessex Motor Co Ltd, Mercia Road, GLOUCESTER, GL1 2SQ

Landmark® INFORMATION GROUP

[redacted]

382000
382500
383000
383500
384000
220000
219500
219000
218500
218000
Kingsholm
The Island
GLOUCESTER
Barton
High Orchard
Sports/Leisure Centre
Education Facility
Museum
Police Station
Hospital
Medical Care
Coach Station
Bus Station
Tourist Info
Art Gallery
Library
Gloucester
Mercia Road
Westgate Street
Eastgate Street
Northgate Street
Kingsholm Road
Tewkesbury Road
Estcourt Road
Denmark Road
London Road
Barton Street
Bruton Way
Great Western Road
Lansdown Road
Alexandra Road
Sebert Street
Oxford Road
Henry Street
Sidney Street
Hempsted Court Road
Lower Quay Street
Upper Quay Street
Brunswick Square
Spa Road
Montpelier
Park Road
Worcester Street
Hare Lane
Alvin Street
Cambridge Street
Station Road
Bristol Road
Hempsted Lane
Stroud Road
Tuffley Avenue
Hempsted Meadow
Stroud Brook
Gloucester Docks
Gloucester Quay
Castle Meads Way
Sperry Road
Hempsted Road
Sphinxmaker Road
Westfield Terrace
Fairmile Gardens
Plock Ct
Ordnance Road
Estcourt Close
Alderman Road
Gambier Parks Gardens
Kingsholm Square
Edwy Parade
St Mark Street
Vine Terrace
Seabroke Road
Malvern Road
Hinton Road
Sandhurst Lane
Sandhurst Road
Gavel Way
Lawrence Way
Deans Way
Deans Walk
Seagle Road
Swan Road
Guinea Street
Sweetbriar Street
Union Street
Skinner Street
Priory Road
St Catherine Street
Goodyear Way
Westgate Bridge
Clare Street
Deacon Street
St Mary's Square
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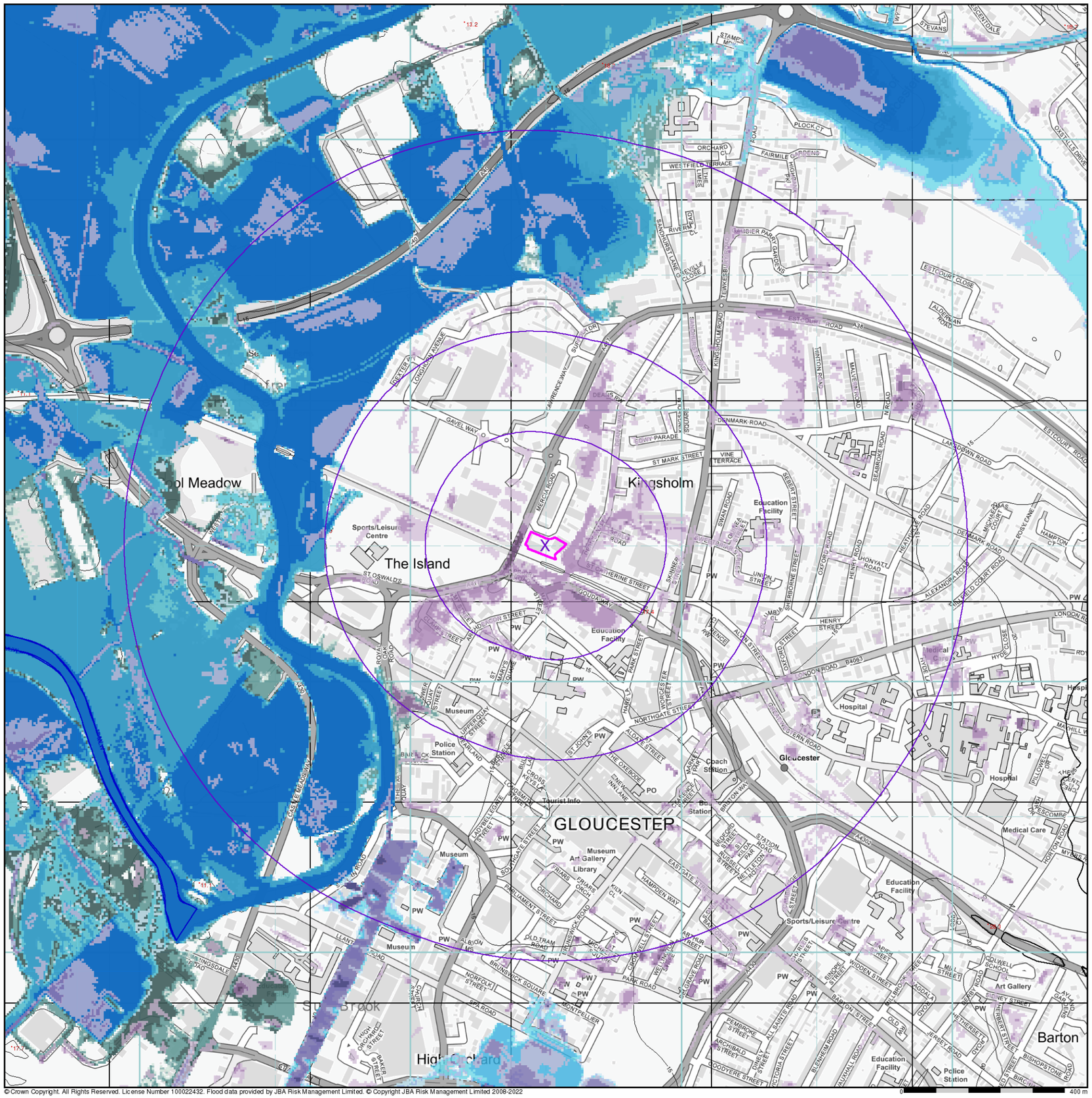
Hampden Way
Parliament Street
Brunswick Square
Norfolk Street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Kingsholm
The Island
GLOUCESTER
Gloucester
Barton
Hospital
Museum
Education Facility
Sports/Leisure Centre
Medical Care
Art Gallery
Police Station
Coach Station
Tourist Info
Library
Education Facility
Education Facility
Education Facility
Education Facility
Medical Centre
Hospital
Hospital
Medical Care
Museum
Museum
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Museum
Art Gallery
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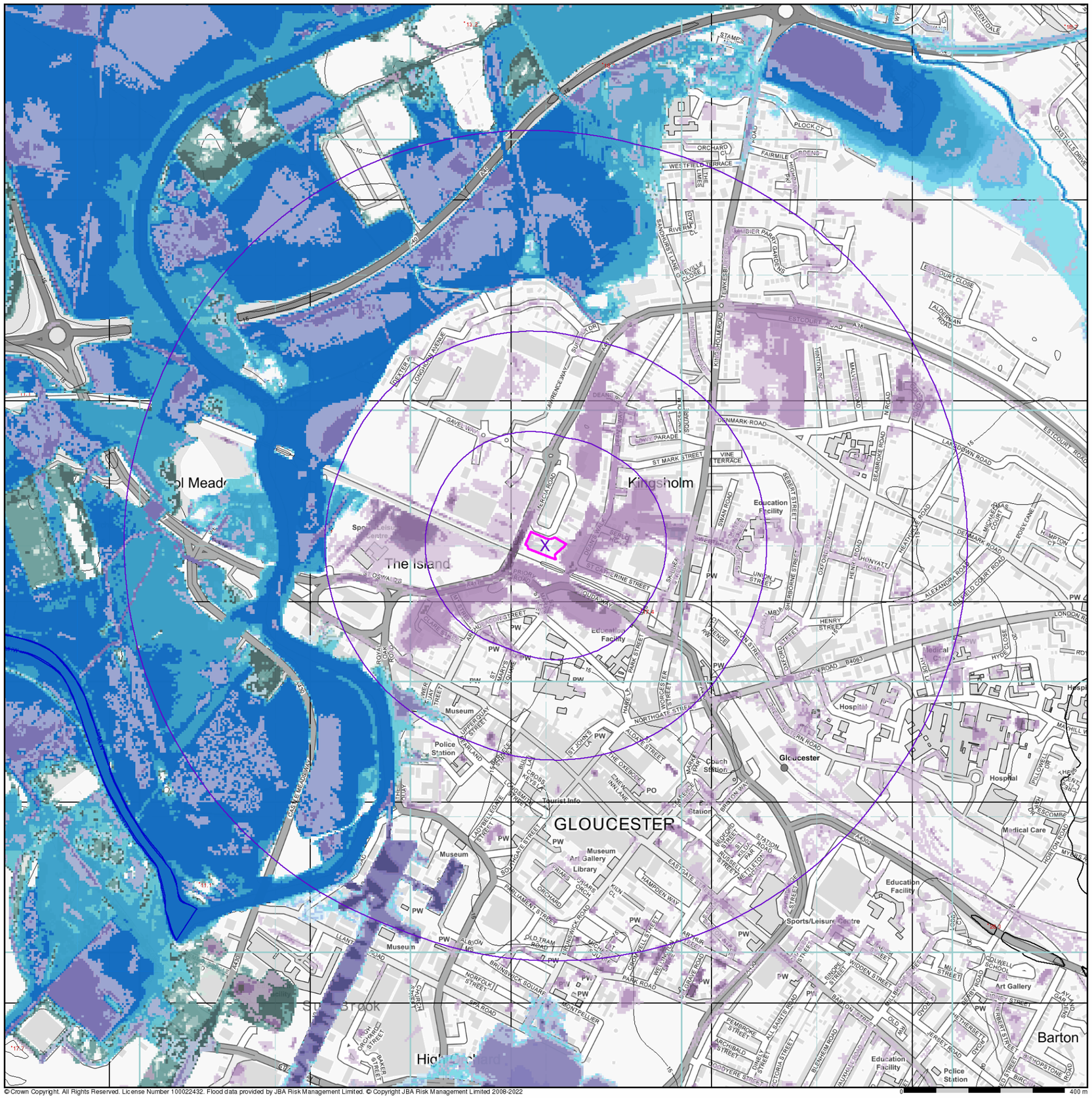
Sports/Leisure Centre
Police Station
Bus Station
Coach Station
Education Facility
Education Facility
Education Facility
Education Facility



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LANDMARK INFORMATION GROUP®

JBA 1000 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

Standard Contour — 105, 100, 95

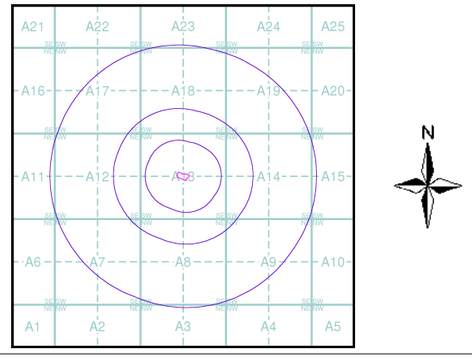
Master Contour

Spot Height 157.8

MLW Mean Low Water

MHW Mean High Water

JBA 1000 Year Return Flood Map (Undefended) - Slice A



Order Details

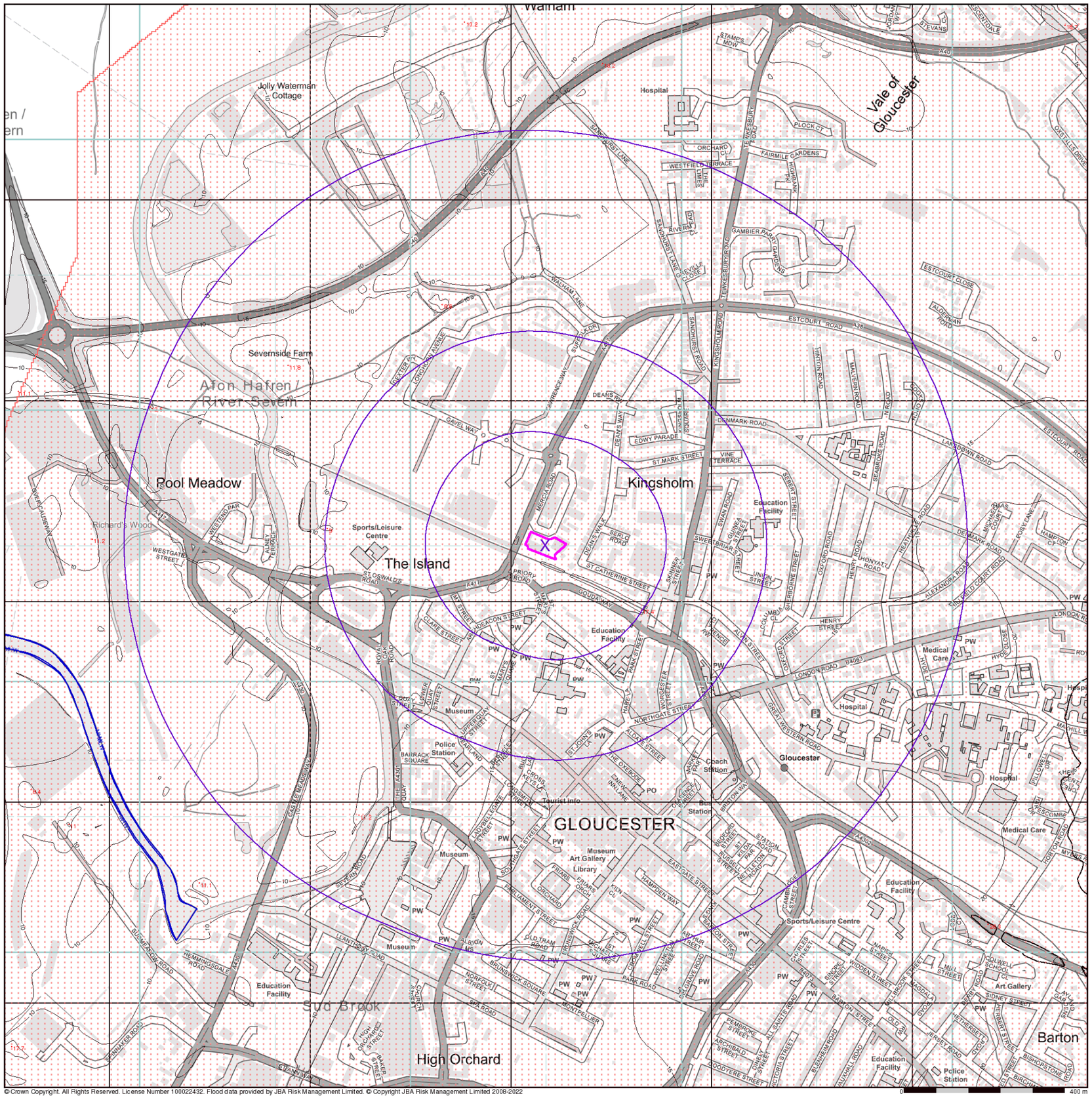
Order Number:	290514431_1_1
Customer Ref:	10319
National Grid Reference:	383090, 219140
Slice:	A
Site Area (Ha):	0.36
Search Buffer (m):	1000

Site Details

Wessex Motor Co Ltd, Mercia Road, GLOUCESTER, GL1 2SQ

Landmark® INFORMATION GROUP

[redacted]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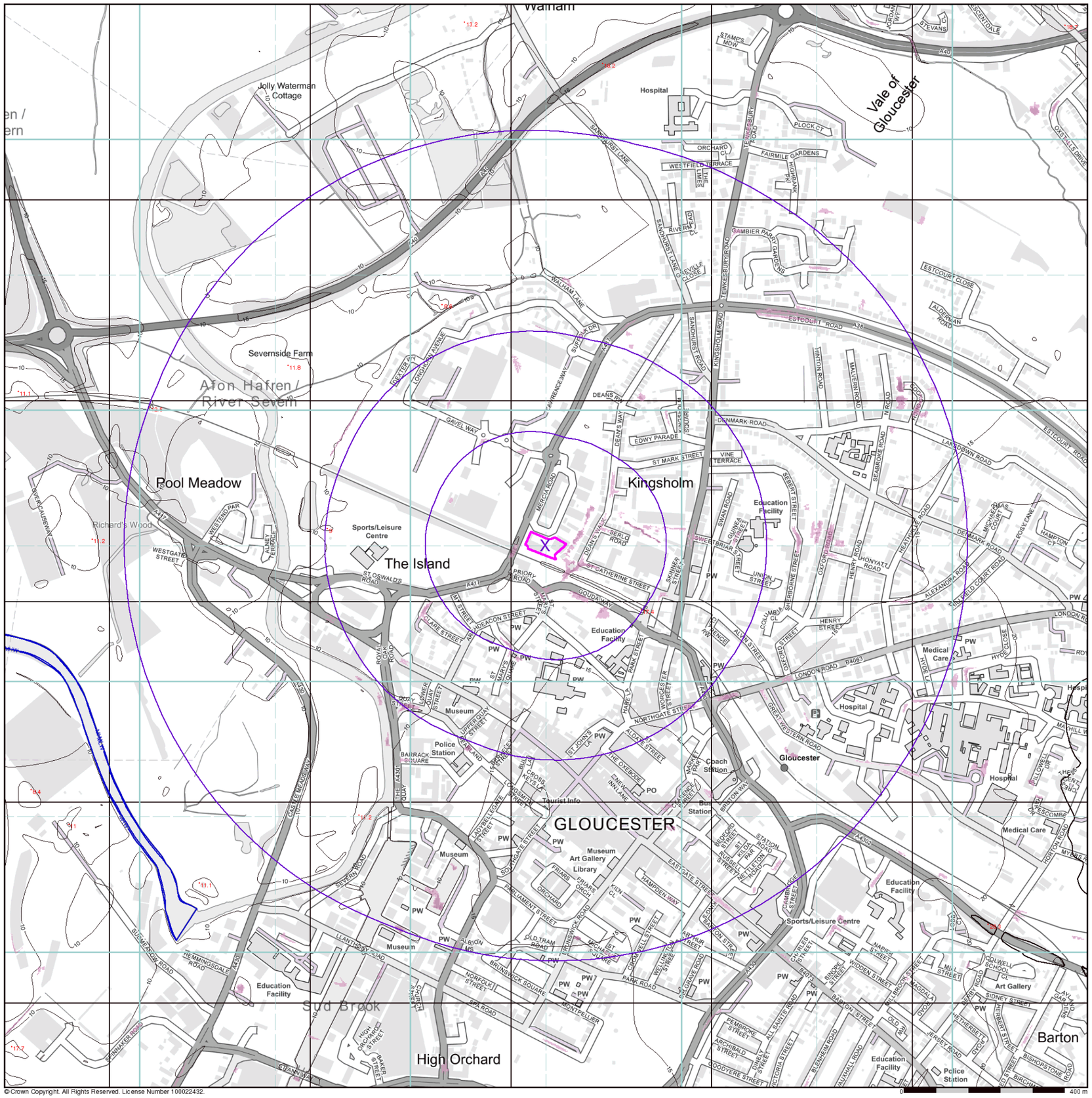
Jolly Waterman Cottage
Hospital
Vale of Gloucester
Severnside Farm
Afon Hafren / River Severn
Rool Meadow
Richard's Wood
Sports/Leisure Centre
The Island
Kingsholm
Education Facility
Medical Care
Hospital
Gloucester
Coach Station
Bus Station
Tourist Info
GLOUCESTER
Museum
Art Gallery
Library
Police Station
Sud Brook
High Orchard
Barton
Art Gallery
Sports/Leisure Centre
Education Facility
Medical Care
Museum
Education Facility
Police Station
Education Facility
Museum
Museum
Museum
Museum
Education Facility
Education Facility
Education Facility

Appendix E

EA/NRW Surface Water Return Depth Maps



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EA/NRW Surface Water 30 Year Return Depth Map (1:10,000)

General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

Surface Water Depth

- 0 - 0.15m
- 0.15 - 0.30m
- 0.30 - 0.60m
- 0.60 - 0.90m
- 0.90 - 1.20m
- > 1.20m

Contours (height in metres)

Standard Contour — 105, 100, 95

Master Contour

Spot Height * 167.8

MLW Mean Low Water

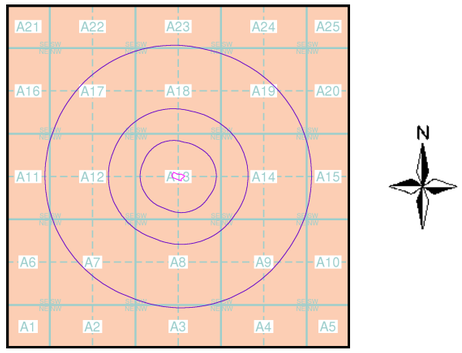
MHW Mean High Water

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A



Order Details

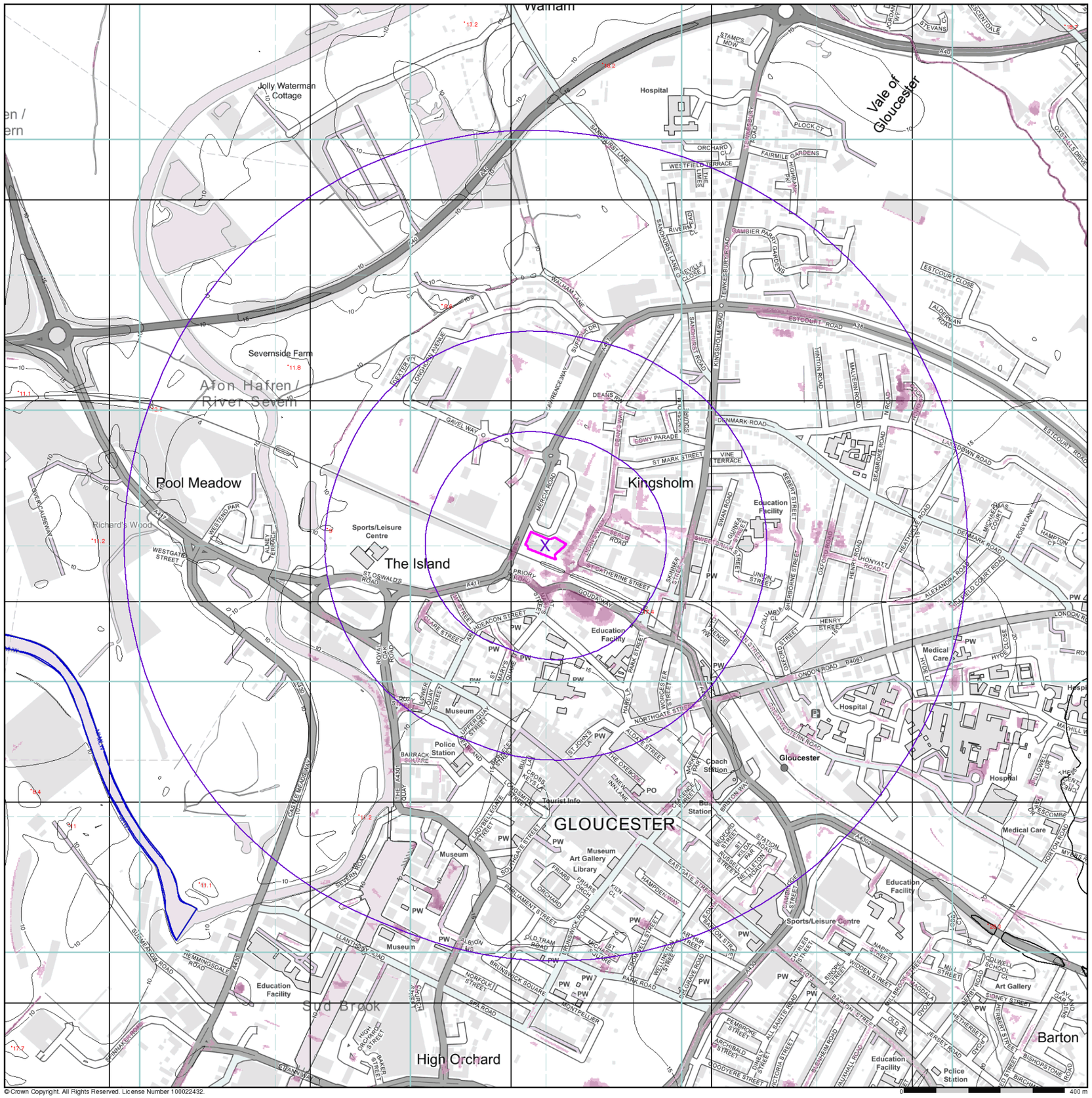
Order Number:	290514431_1_1
Customer Ref:	10319
National Grid Reference:	383090, 219140
Slice:	A
Site Area (Ha):	0.36
Search Buffer (m):	1000

Site Details

Wessex Motor Co Ltd, Mercia Road, GLOUCESTER, GL1 2SQ

Landmark® INFORMATION GROUP

[redacted]



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EA/NRW Surface Water 100 Year Return Depth Map

General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

Surface Water Depth

- 0 - 0.15m
- 0.15 - 0.30m
- 0.30 - 0.60m
- 0.60 - 0.90m
- 0.90 - 1.20m
- > 1.20m

Contours (height in metres)

Standard Contour — 105, 100, 95

Master Contour

Spot Height 167.8

MLW Mean Low Water

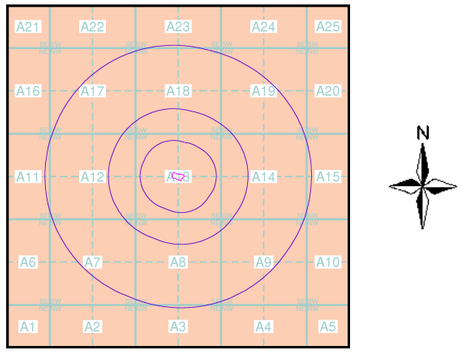
MHW Mean High Water

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A



Order Details

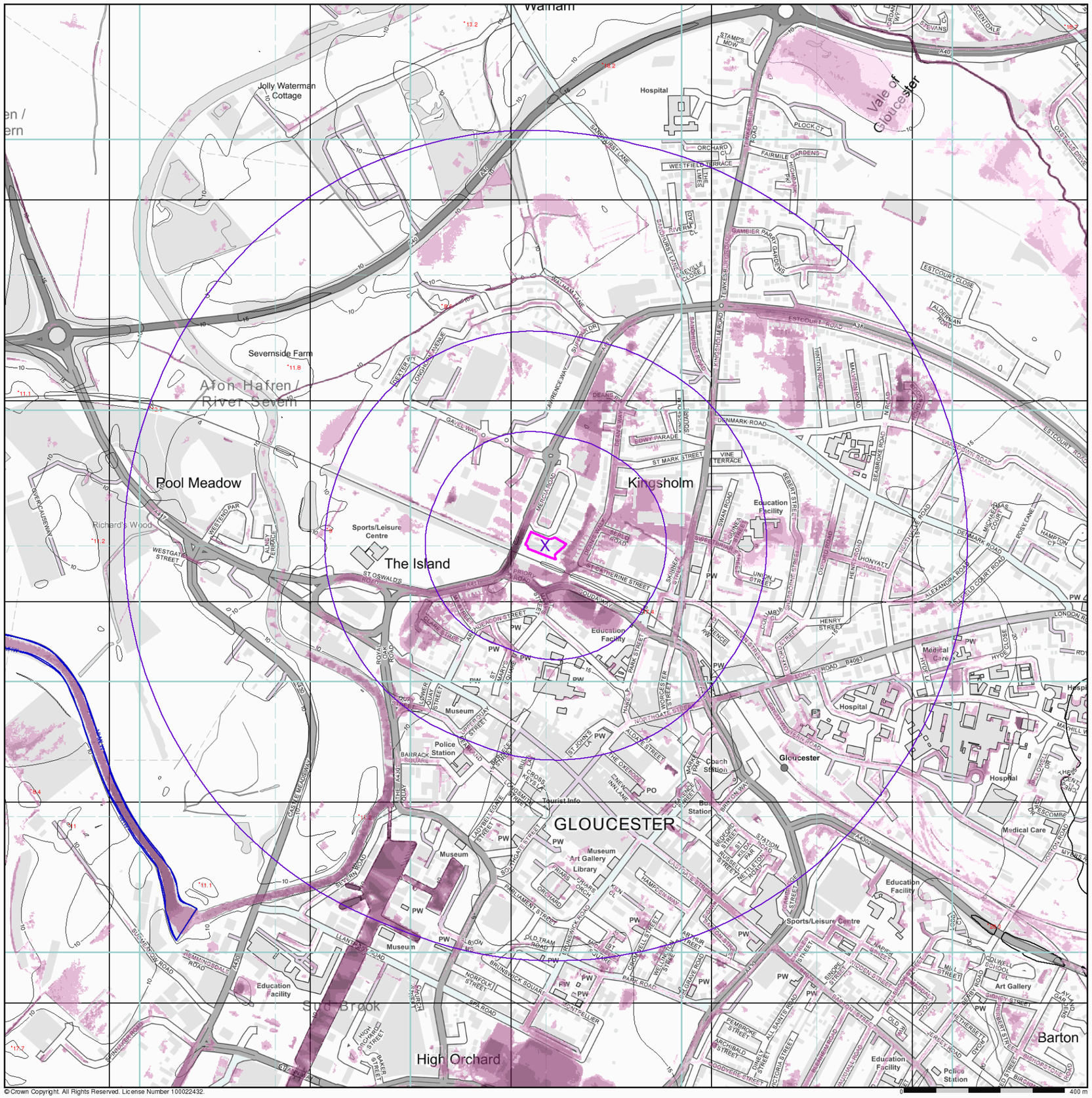
Order Number:	290514431_1_1
Customer Ref:	10319
National Grid Reference:	383090, 219140
Slice:	A
Site Area (Ha):	0.36
Search Buffer (m):	1000

Site Details

Wessex Motor Co Ltd, Mercia Road, GLOUCESTER, GL1 2SQ

Landmark® INFORMATION GROUP

[redacted]



Envirocheck®

LANDMARK INFORMATION GROUP®

EA/NRW Surface Water 1000 Year Return Depth Map (1:10,000)

General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

Surface Water Depth

- 0 - 0.15m
- 0.15 - 0.30m
- 0.30 - 0.60m
- 0.60 - 0.90m
- 0.90 - 1.20m
- > 1.20m

Contours (height in metres)

Standard Contour — 105, 100, 95

Master Contour

Spot Height * 167.8

MLW Mean Low Water

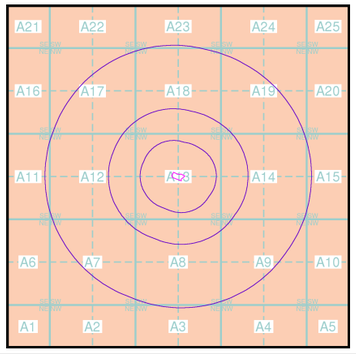
MHW Mean High Water

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A



Order Details

Order Number:	290514431_1_1
Customer Ref:	10319
National Grid Reference:	383090, 219140
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Site Area (Ha):	0.36
Search Buffer (m):	1000

Site Details

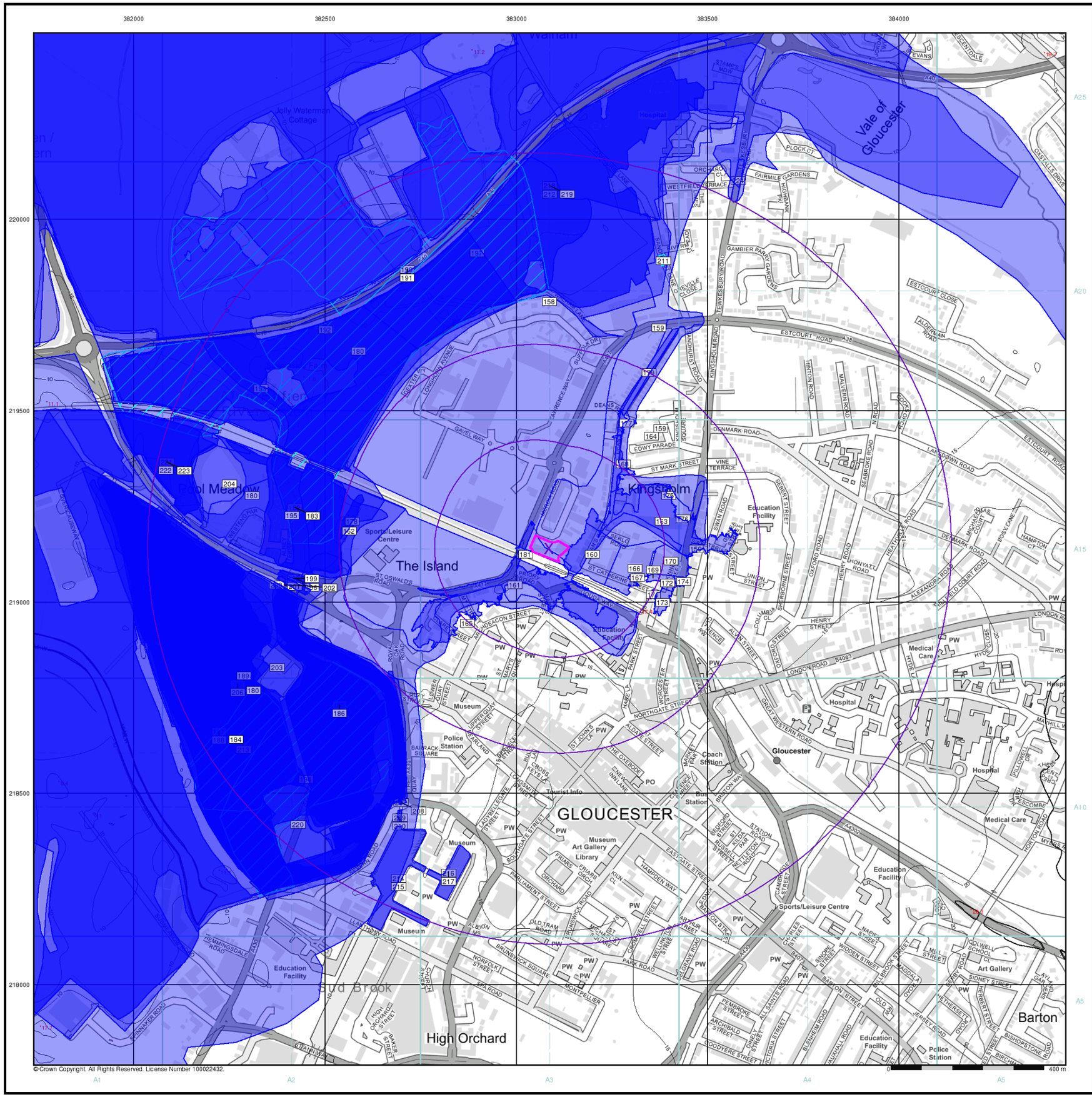
Wessex Motor Co Ltd, Mercia Road, GLOUCESTER, GL1 2SQ

Landmark® INFORMATION GROUP

[redacted]

Appendix F

EA/NRW Historic Flood Map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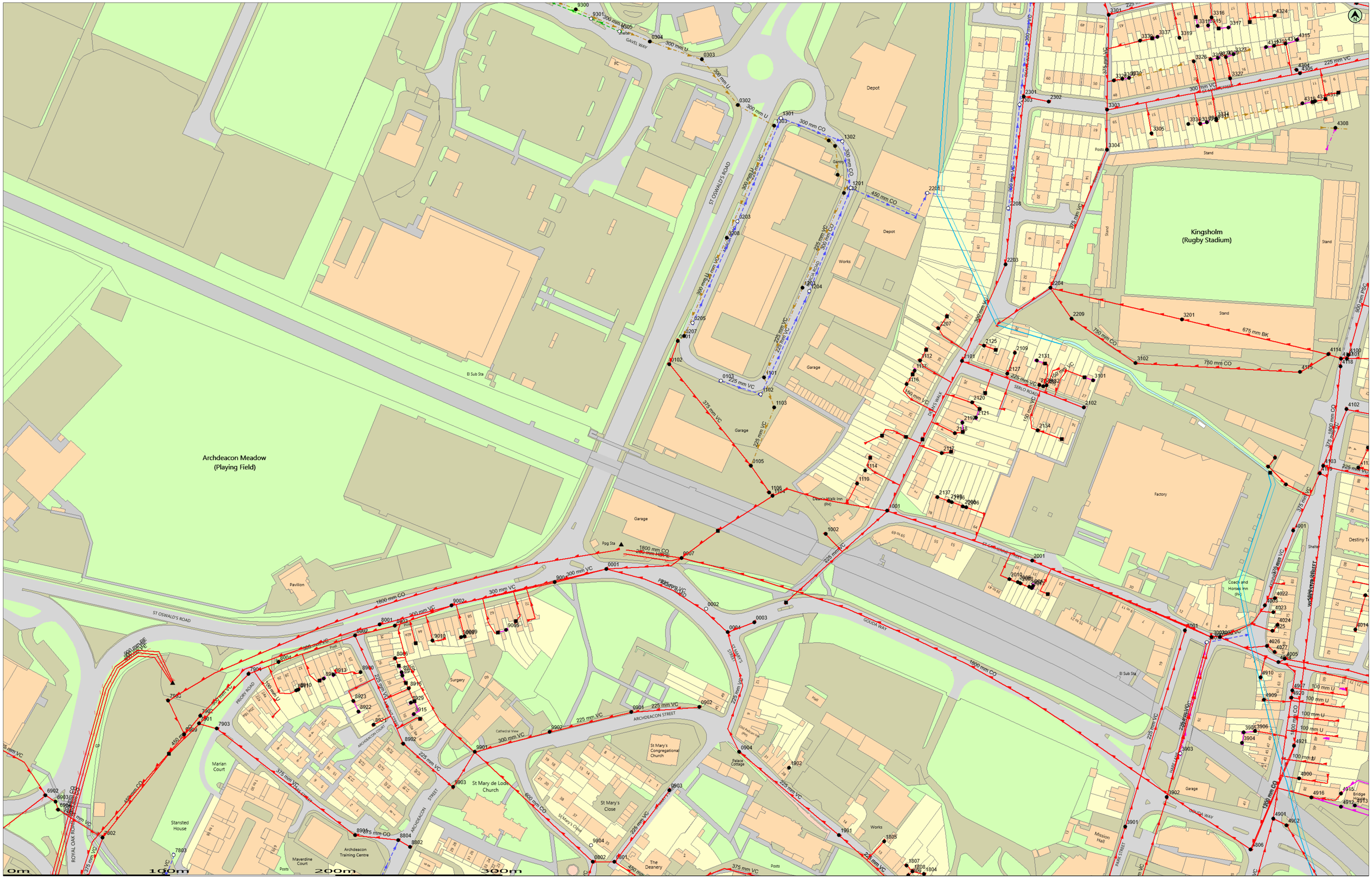
Vale of Gloucester
Kingsholm
The Island
GLOUCESTER
High Orchard
Barton
Gloucester
Sports/Leisure Centre
Education Facility
Hospital
Medical Care
Museum
Police Station
Coach Station
Bus Station
Tourist Info
Art Gallery
Library
Jolly Waterman Cottage
Mud Brook
Meadow
Walham
Wotton
Hardwicke
Quedgeley
Hempsted
Longford
Tuffley
Matson
Podsmead
Barnwood
Hucclecote
Upton St Leonards
Brockworth
Churchdown
Innsworth
Twigworth
Down Hatherley
Norton
Leckhampton
Shurdington
Cheltenham
Charlton Kings
Prestbury
Swindon Village
Staverton
Boddington
Tewkesbury
Ashchurch
Bishop's Cleeve
Stoke Orchard
Southam
Cleeve Hill
Winchcombe
Sandy Lane
Stanway
Stoke Lane
Stoke Bishop
Westbury-on-Trym
Henbury
Brentry
Bradley Stoke
Stoke Gifford
Frenchay
Downend
Mangotsfield
Staple Hill
Fishponds
Eastville
Stoke Park
Lower Stoke Bishop
Upper Stoke Bishop
Shirehampton
Sea Mills
Avonmouth
Lawrence Weston
Henleaze
Stoke Lodge and Cotham
Redland
Clifton
Hotwells and Cliffton Down
Cabot
Lockleaze
Horfield
Eastgate Street
Southgate Street
Northgate Street
Westgate Street
Quay Street
Barton Street
Bruton Way
Station Road
London Road
Eastern Avenue
Parkway
Tewkesbury Road
Stroud Road
Cheltenham Road
Bristol Road
Gloucester Docks
Gloucester Cathedral
Blackfriars
St Mary de Lode Church
St Nicholas Church
St Michael's Church
St Mary's Square
Kings Square
Longsmith Street
Ladybellgate Street
Brunswick Square
Parliament Street
Westgate Street
Eastgate Street
Northgate Street
Barton Street
Bruton Way
Station Road
Metz Way

Appendix G

Severn Trent Drainage Plan



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Date: 03/02/22

Scale: 1:1000

Map Centre: 383056,219139

Data updated: 14/01/22

Our Ref: 772297 - 2

Wastewater Plan A1

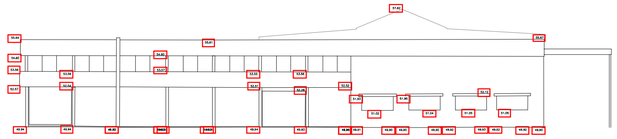
Do not scale off this Map. This plan and any information supplied with it is furnished as a general guide, is only valid at the date of issue and no warranty as to its correctness is given or implied. In particular this plan and any information shown on it must not be relied upon in the event of any development or works (including but not limited to excavations) in the vicinity of SEVERN TRENT WATER assets or for the purposes of determining the suitability of a point of connection to the sewerage or distribution systems. On 1 October 2011 most private sewers and private lateral drains in Severn Trent Water's sewerage area, which were connected to a public sewer as at 1 July 2011, Transferred to the ownership of Severn Trent Water and became public sewers and public lateral drains. A further transfer takes place on 1 October 2012. Private pumping stations, which form part of these sewers or lateral drains, will transfer to ownership of Severn Trent Water on or before 1 October 2016. Severn Trent Water does not ossess complete records of these assets. These assets may not be displayed on the map. Reproduction by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2004. All rights reserved. Ordnance Survey licence number: 100031673. Document users other than SEVERN TRENT WATER business users are advised that this document is provided for reference purpose only and is subject to copyright, therefore, no further copies should be made from it.

[redacted]

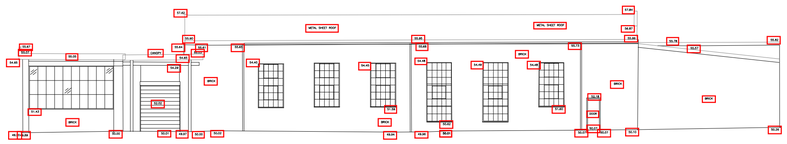
Public Foul Gravity Lateral Drain
Public Combined Gravity Lateral Drain
Public Surface Water Gravity Lateral Drain
Pressure Foul
Pressure Combined
Pressure Surface Water
Highway Drain
Overflow Pipe
Disposal Pipe
Combined Water Course
Pumping Station
Tilting
Manhole Foul
Manhole Surface
Abandoned Pipe
Section 104 assets are shown in green
Private sewers are shown in magenta

SEVERN TRENT

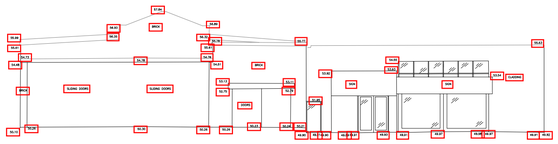
North Elevation



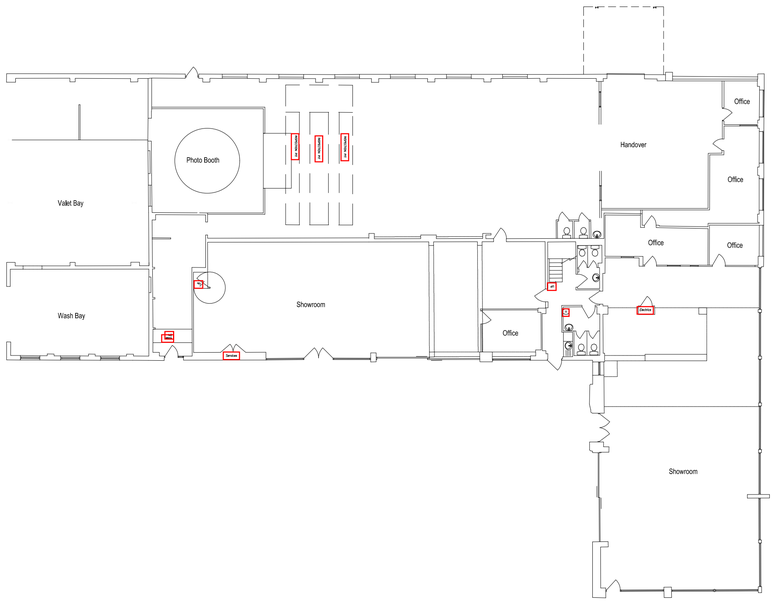
West Elevation



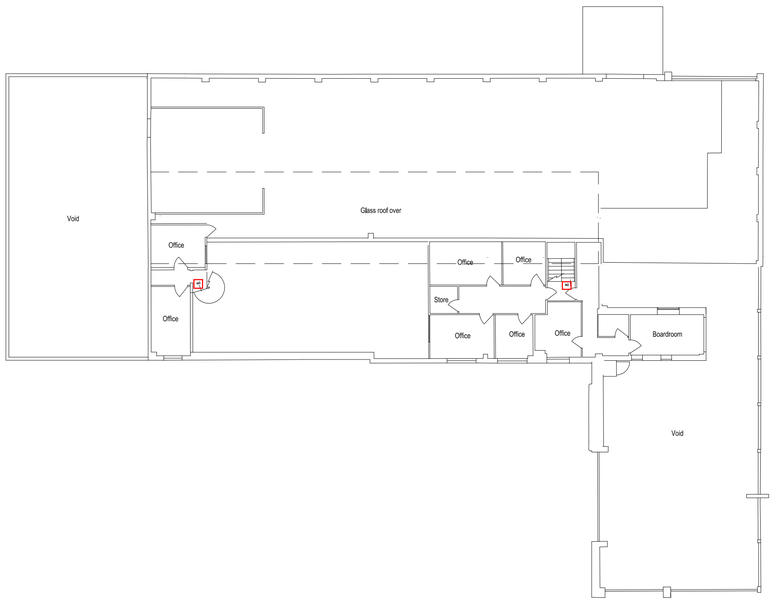
South Elevation



East Elevation



Showroom Ground Floor Plan



Showroom First Floor Plan

Scale bar

0m 5m 10m 20m

BRAND CLIENT:

REVISIONS

DRAWING NO	DATE	AMENDMENT MADE
A021/2		

CONTACT: Nissan Kia
ADDRESS: Gloucester
(contact)

TEL NO:

SITE ADDRESS: Wessex Garages,
1 Mercia Road,
Gloucester
GL1 2SQ

DRAWING TITLE: Existing Showroom Plans & Elevations

JOB NUMBER:			
DRAWN BY:	DATE:	SCALE:	CHECKED BY:
KW	15.11.21	1:200@A1	JW

chiltern DESIGN and Project Management

SUFFOLK HOUSE . 313 LONDON ROAD
HIGH WYCOMBE . BUCKS HP11 1EJ
[redacted]

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All glazing to be replaced with new shopfronts

Scale bar

0m 1 2 3 4 5m 10m

BRAND CLIENT:

REVISIONS

DRAWING NO.	DATE	AMENDMENT MADE
A021-20		

CONTACT: Wessex Garages
ADDRESS: Nissan Kia
(contact) Gloucester

TEL NO:

SITE ADDRESS: Wessex Garages,
1 Mercia Road,
Gloucester
GL1 2SQ

DRAWING TITLE: Proposed Showroom GF Plan

JOB NUMBER:

DRAWN BY:	DATE:	SCALE:	CHECKED BY:
KW	23.11.21	1:100@A1	JW

chiltern DESIGN

SUFFOLK HOUSE , 313 LONDON ROAD
HIGH WYCOMBE , BUCKS HP11 1EJ
[redacted]

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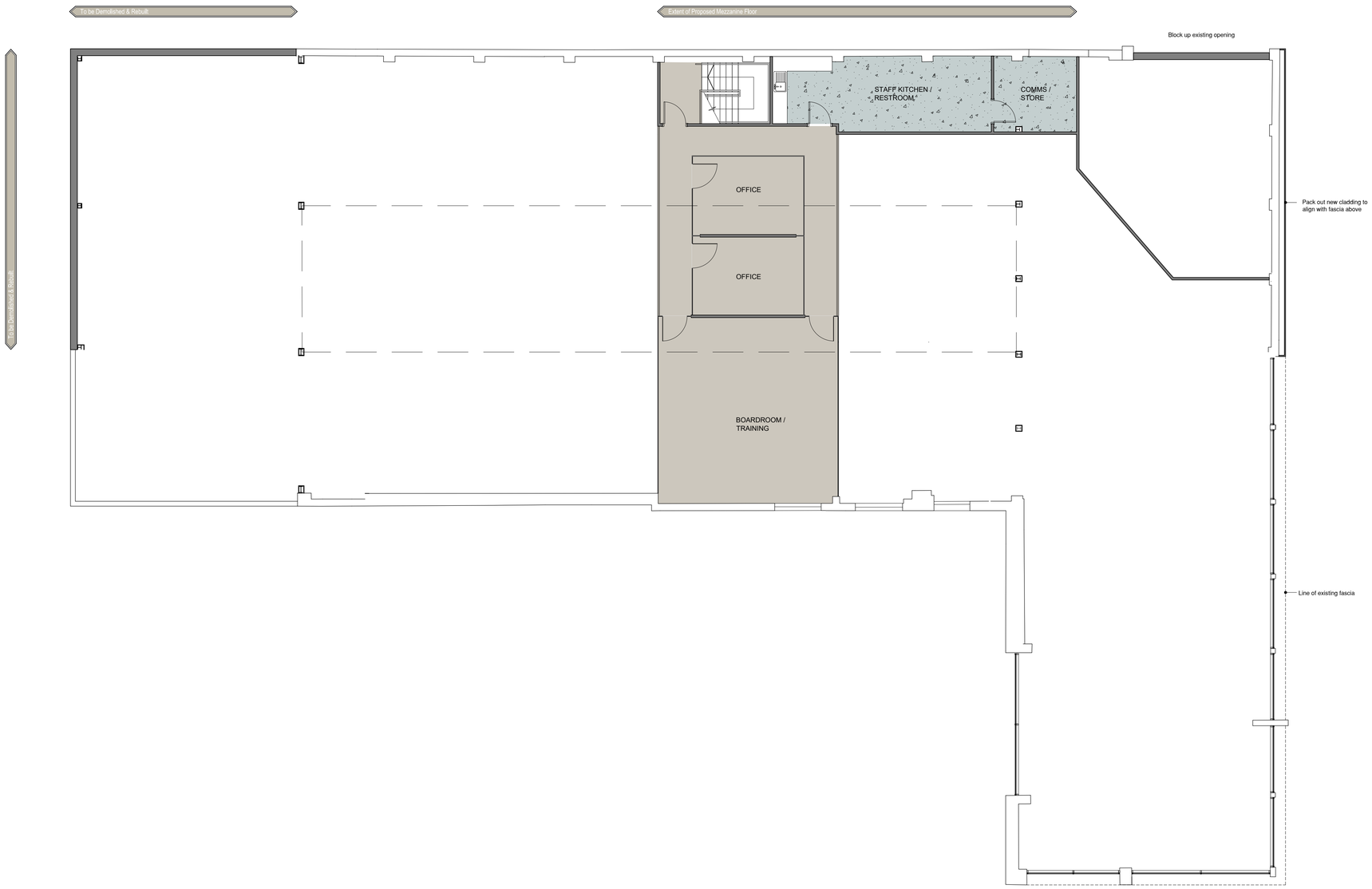

All glazing to be replaced with new shopfronts

Scale bar
0m 1 2 3 4 5m 10m

BRAND CLIENT:

REVISIONS

DRAWING NO	DATE	AMENDMENT MADE
A021-21		

CONTACT: Wessex Garages
ADDRESS: Nissan Kia
(contact) Gloucester

TEL NO:

SITE ADDRESS: Wessex Garages,
1 Mercia Road,
Gloucester
GL1 2SQ

DRAWING TITLE: Proposed Showroom Floor Plan

JOB NUMBER:

DRAWN BY:	DATE:	SCALE:	CHECKED BY:
KW	23.11.21	1:100@A1	JW

chiltern DESIGN

SUFFOLK HOUSE , 313 LONDON ROAD
HIGH WYCOMBE , BUCKS HP11 1EJ
[redacted]

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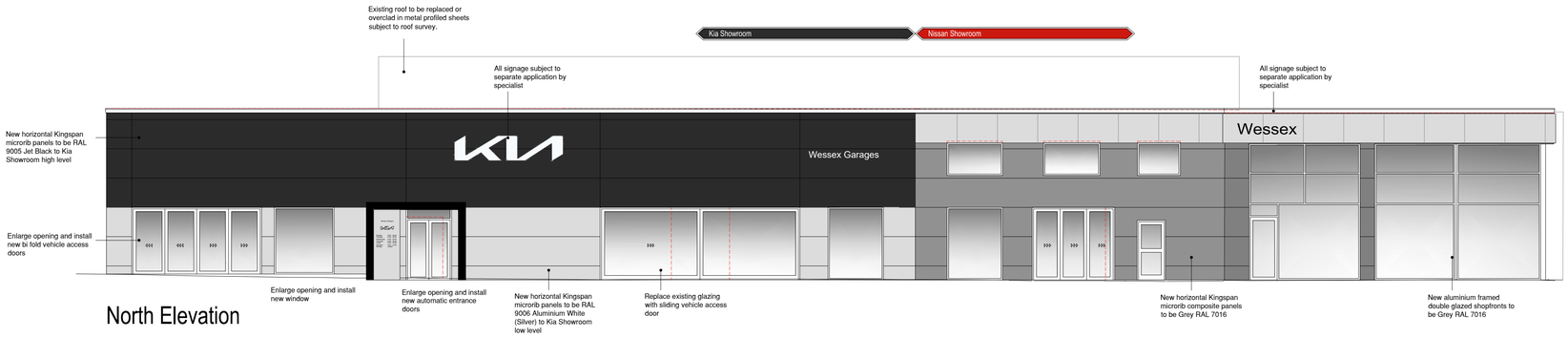
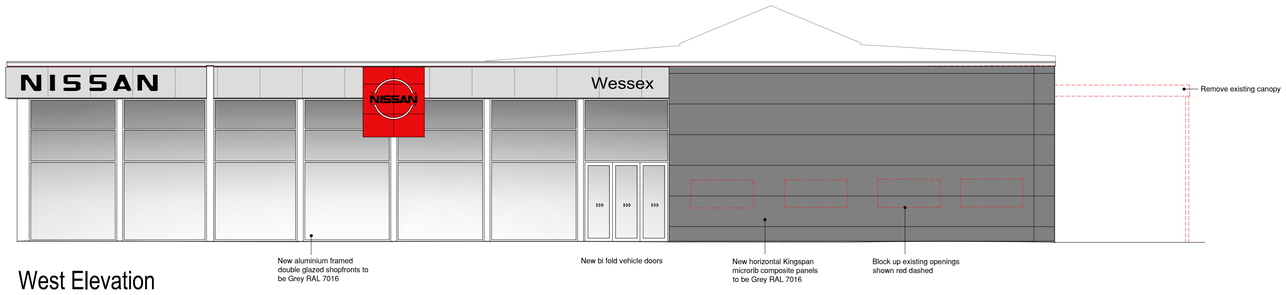
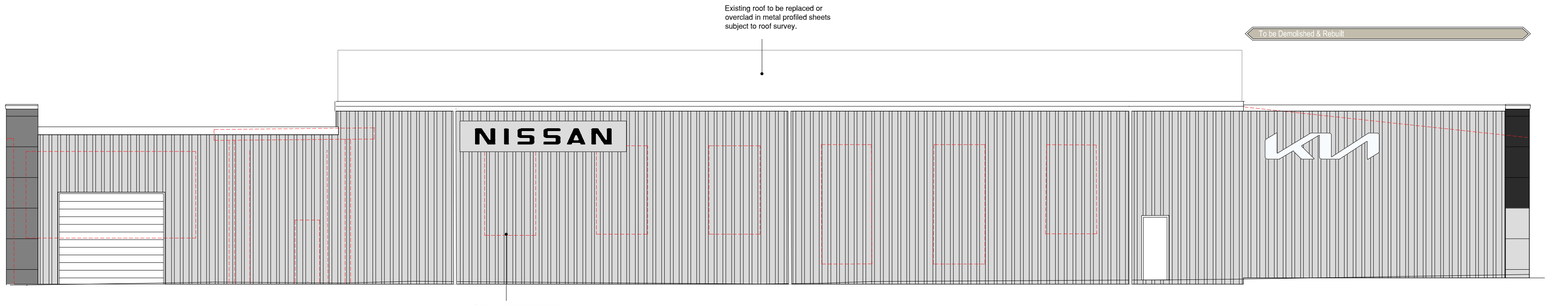


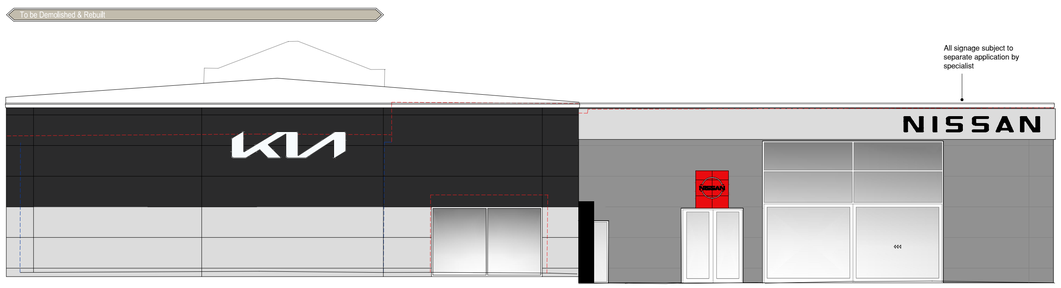
North Elevation



West Elevation



South Elevation



East Elevation

Scale bar

0m 1 2 3 4 5m 10m

REVISIONS

DRAWING NO	DATE	AMENDMENT MADE
A021-22		

CONTACT: Wessex Garages
ADDRESS: Nissan Kia
(contact) Gloucester

TEL NO:

SITE ADDRESS: Wessex Garages,
1 Mercia Road,
Gloucester
GL1 2SQ

DRAWING TITLE: Proposed Showroom Elevations

JOB NUMBER:

DRAWN BY:	DATE:	SCALE:	CHECKED BY:
KW	23.11.21	1:100@A1	JW

chiltern DESIGN

SUFFOLK HOUSE . 313 LONDON ROAD
HIGH WYCOMBE . BUCKS HP11 1EJ
[redacted]

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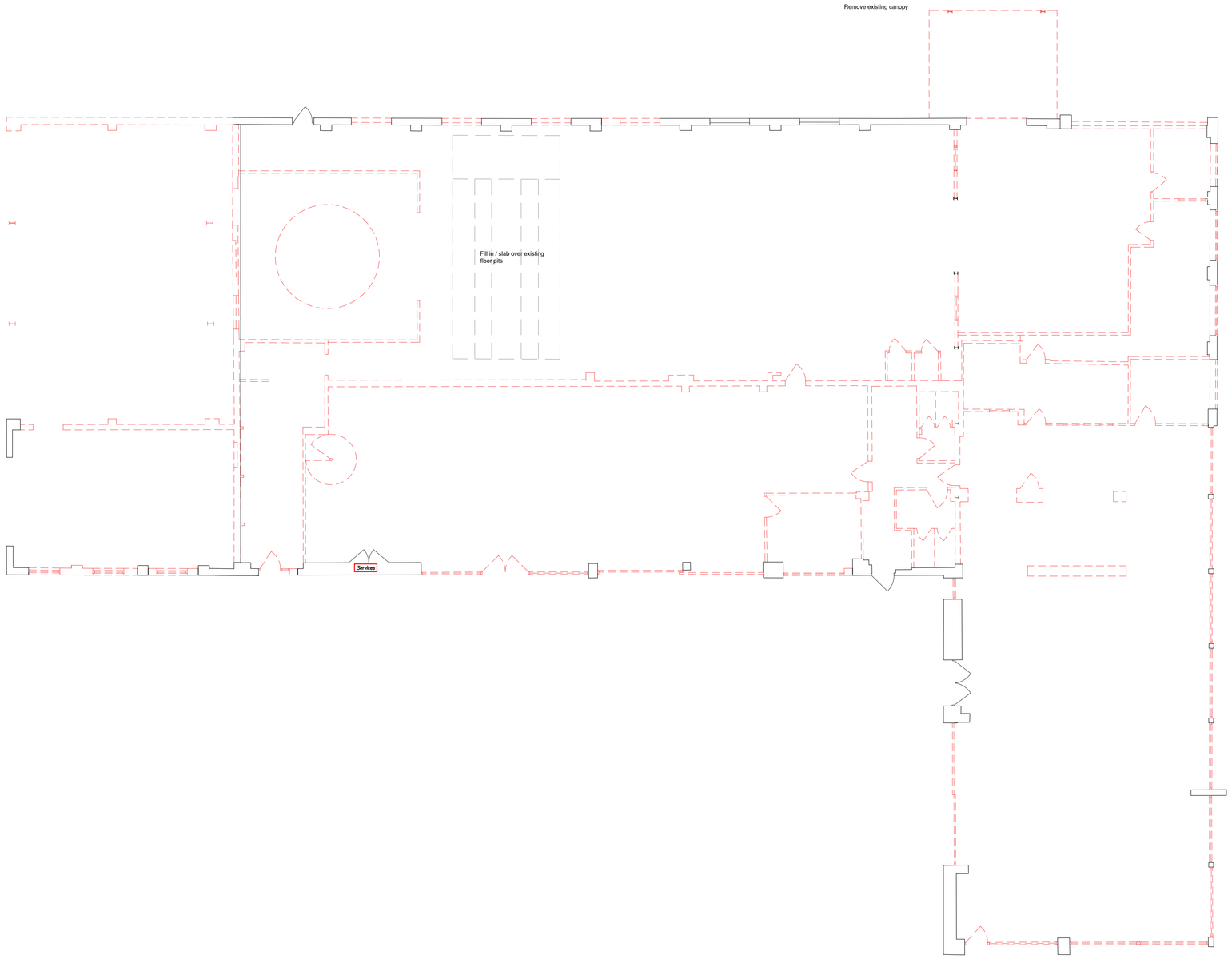

Scale bar

0m 1 2 3 4 5m 10m

BRAND CLIENT:

REVISIONS

DRAWING NO	DATE	AMENDMENT MADE
A021-23		

CONTACT: Wessex Garages
ADDRESS: Nissan Kia
(contact) Gloucester

TEL NO:

SITE ADDRESS: Wessex Garages,
1 Mercia Road,
Gloucester
GL1 2SQ

DRAWING TITLE: Showroom GF Demolition

JOB NUMBER:

DRAWN BY:	DATE:	SCALE:	CHECKED BY:
KW	26.10.18	1:100@A1	GD

chiltern DESIGN

SUFFOLK HOUSE . 313 LONDON ROAD
HIGH WYCOMBE . BUCKS HP11 1EJ
[redacted]

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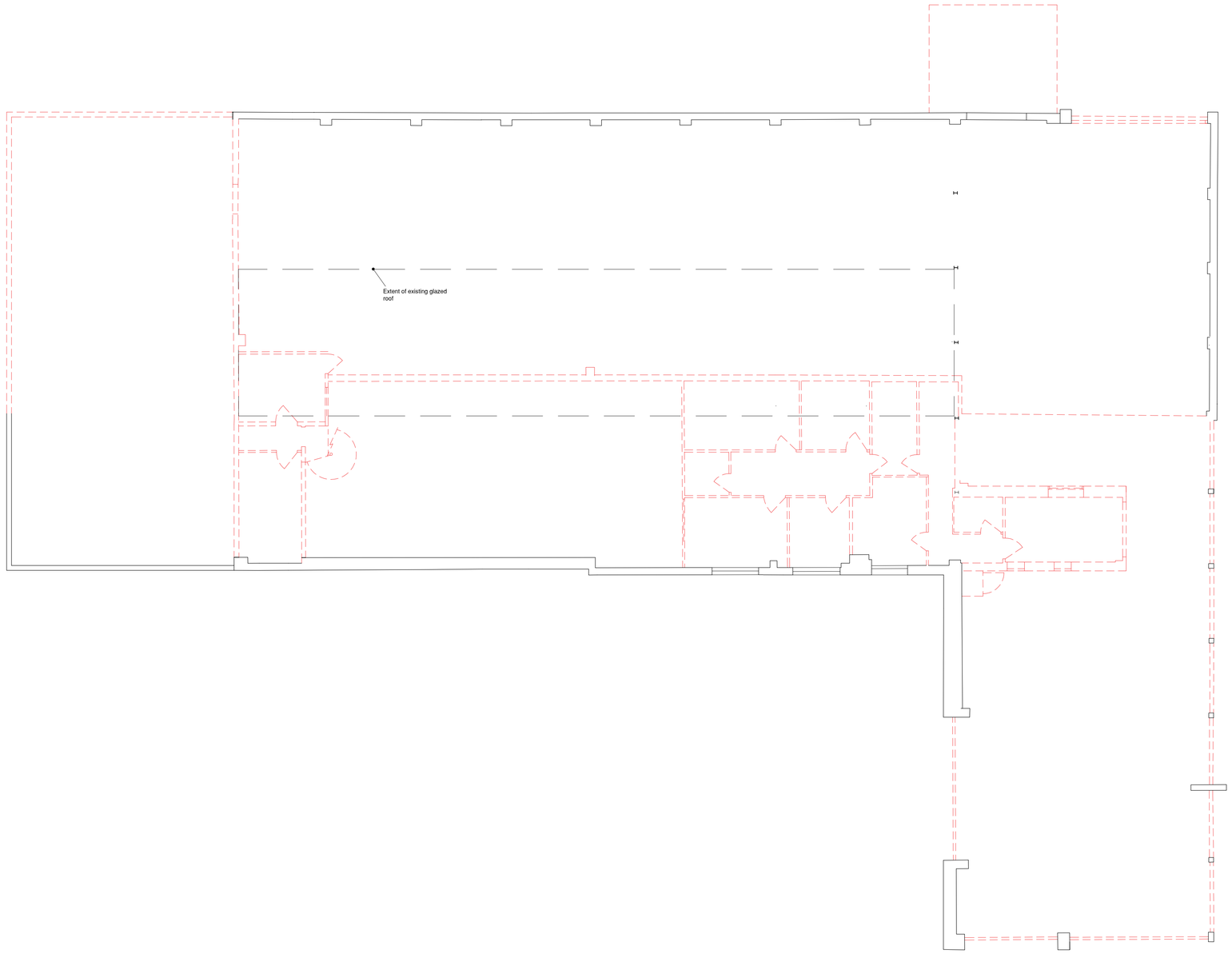

Scale bar

0m 1 2 3 4 5m 10m

BRAND CLIENT:

REVISIONS

DRAWING NO	DATE	AMENDMENT MADE
A021-24		

CONTACT: Wessex Garages
ADDRESS: Nissan Kia
(contact) Gloucester

TEL NO:

SITE ADDRESS: Wessex Garages,
1 Mercia Road,
Gloucester
GL1 2SQ

DRAWING TITLE: Showroom FF Demolition

JOB NUMBER:

DRAWN BY:	DATE:	SCALE:	CHECKED BY:
KW	26.10.18	1:100@A1	GD

chiltern DESIGN

SUFFOLK HOUSE , 313 LONDON ROAD
HIGH WYCOMBE , BUCKS HP11 1EJ
[redacted]

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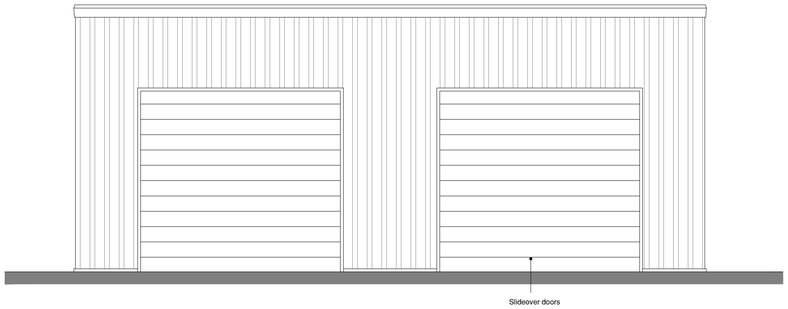
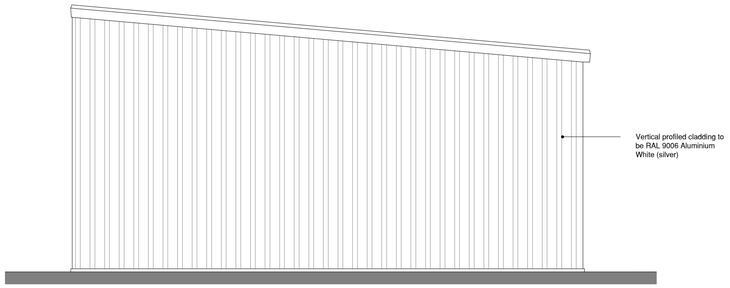
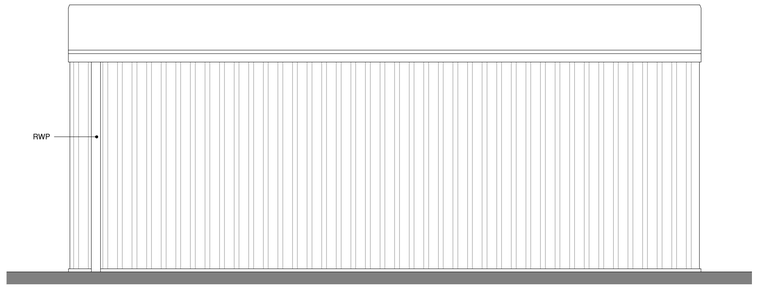


North Elevation

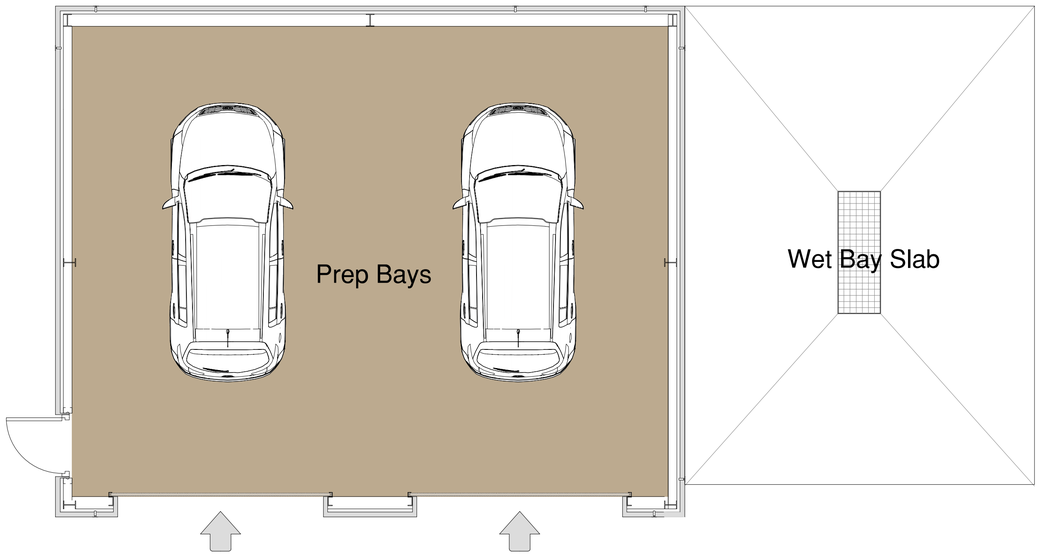
East Elevation



West Elevation



South Elevation



Plan

Scale bar

REVISIONS

DRAWING NO.	DATE	AMENDMENT MADE
A021-30		

CONTACT: Wessex Garages
ADDRESS: Nissan Kia
(contact) Gloucester

TEL NO:

SITE ADDRESS: Wessex Garages,
1 Mercia Road,
Gloucester
GL1 2SQ

DRAWING TITLE: Proposed Valet Bay

JOB NUMBER:

DRAWN BY:	DATE:	SCALE:	CHECKED BY:
KW	23.11.21	1:50@A1	JW

chiltern DESIGN

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