

17 February 2022

## Drive-Thru Restaurant, Asda, Bruton Way, Gloucester

### Gloucester City Council Pre-Submission Local Plan (September 2019)

#### Policy C4: Hot food takeaways

Policy C4 (Hot food takeaways) of the Gloucester City Council Pre-Submission Local Plan states the following:

Proposals for hot food takeaways, including mobile catering units must satisfy the following criteria:

1. The design of the unit, including its ventilation and bin storage would not have a significant adverse impact on the visual amenity of the area; and
2. There would not be a significant adverse impact on the amenities of occupants of neighbouring properties within a reasonable distance of the proposed location in terms of noise, traffic disturbance, odour, litter, light or hours of operation; and
3. There would not be a severe impact on the surrounding highway network, traffic safety or create unacceptable parking issues; and
4. The proposal incorporates adequate waste storage and disposal facilities; and
5. There should be a minimum of two A5 units, or at least 10 metres, between the units, whichever is greater.
6. Outside of the city centre, district centres and local centres, that the proposal is not within 400 metres of a secondary school or college.

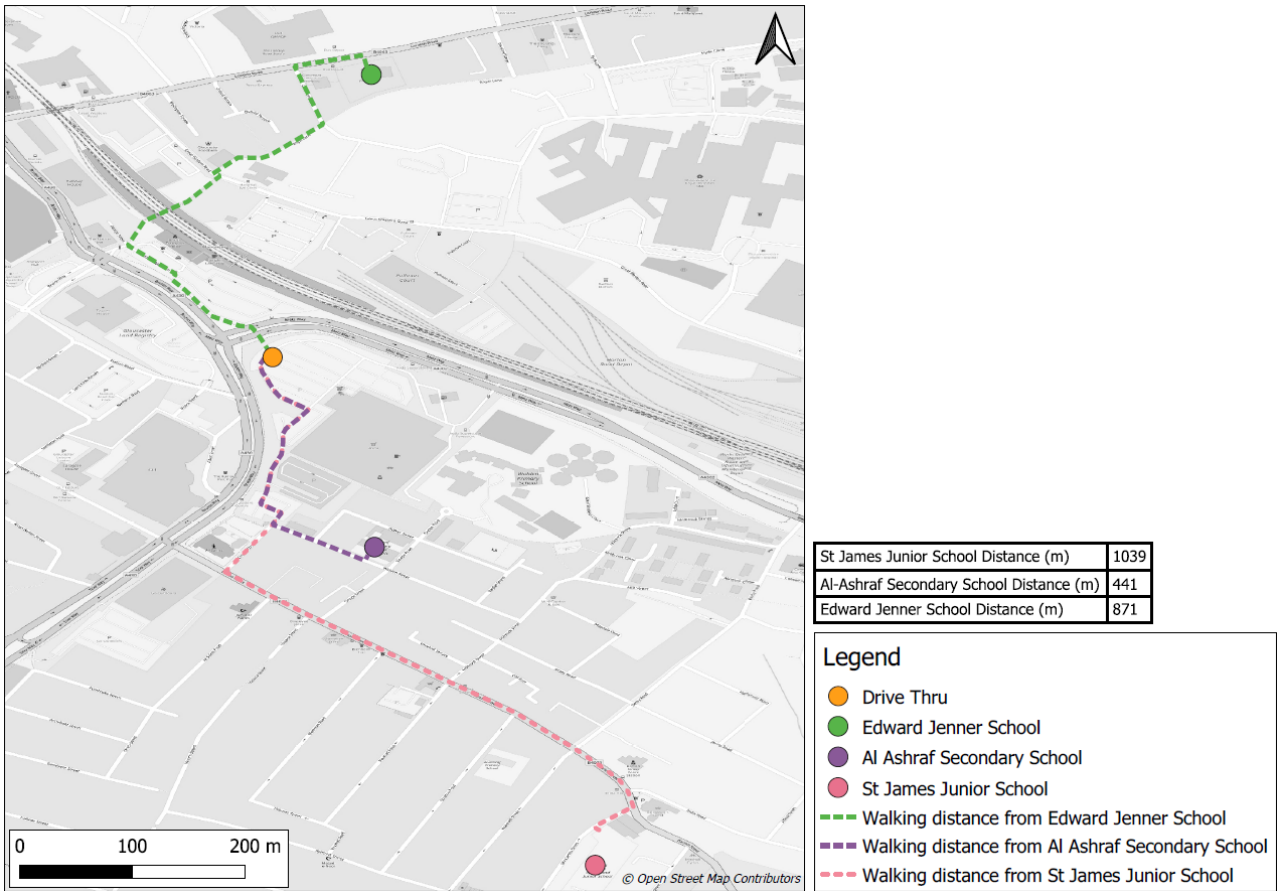
With regard to parts (1) to (5) above, the Design and Access Statement, Transport Statement and Planning Statement submitted in support of the proposed development confirm that there would be no adverse visual impact, no adverse impact on the amenities of occupants of neighbouring properties and no impact on the surrounding highway network. The Delivery and Servicing Plan confirms that the proposed development includes adequate waste storage and disposal facilities. Finally, there is no other hot food takeaway unit within 10m of the proposed site.

Following examination of the Plan, the Inspector's recommendations included a main modification (MM) to part (6) of Policy C4 to read as follows:

6. Outside of the city centre, district centres and local centres, that the proposal is not within 400 metres of an **access point of a** secondary school or college.

With regard to criterion (6), Figure 1 overleaf shows each of the nearest three secondary schools to the site along with the shortest walking route between each school and the proposed drive-thru restaurant. This clearly demonstrates that there are no secondary schools, or colleges for which the access point is within 400m of the proposed drive-thru restaurant. Furthermore, in respect of Ashraf Secondary School, which is the closest school to the application site, there are quite a few other existing hot food takeaways within closer proximity to the school than the application site. These are located along Eastgate Street.

Therefore, the location of this proposed drive-thru restaurant is fully in accordance with emerging Policy C4 of the Gloucester City replacement Local Plan.



**Figure 1.** Location of local secondary schools within walking distance of the proposed drive-thru

With regard to the status of the emerging Gloucester City Replacement Local Plan, the Council are currently in the process of finalising a schedule of main modifications ahead of consultation. Progress has however been hampered by ongoing IT issues as a result of the recent cyber incident at the City Council. It is not known at this time when the modifications consultation will commence. As such, the replacement Local Plan remains to be emerging policy and therefore only limited to moderate weight, in accordance with paragraph 48 of the NPPF, can be afforded to this policy.