

10 October 2022

Gloucester City Council  
Planning Department  
92 Westgate Street  
Gloucester  
GL1 2PE

Dear Sir or Madam

**48 Hucclecote Road, Gloucester, GL3 3RS**

**Change of use of existing residential property (C3) to Class E (g) (i) offices for accountants**

Please find enclosed an application for full planning permission for this site. We wish to include the following documents to accompany the application:

- This covering letter;
- Application forms;
- Site Location Plan;
- Application fee of £462 paid directly via the Planning Portal.

This letter sets out our case for the proposal and provides justification for it considering the relevant policy and other matters.

**Site Proposals and Context**

*The proposal*

The application seeks full planning permission for the change of use of the existing residential property to use class E (g) (i) (offices associated with a well-established local firm of accountants). No external work is proposed as part of the change of use.

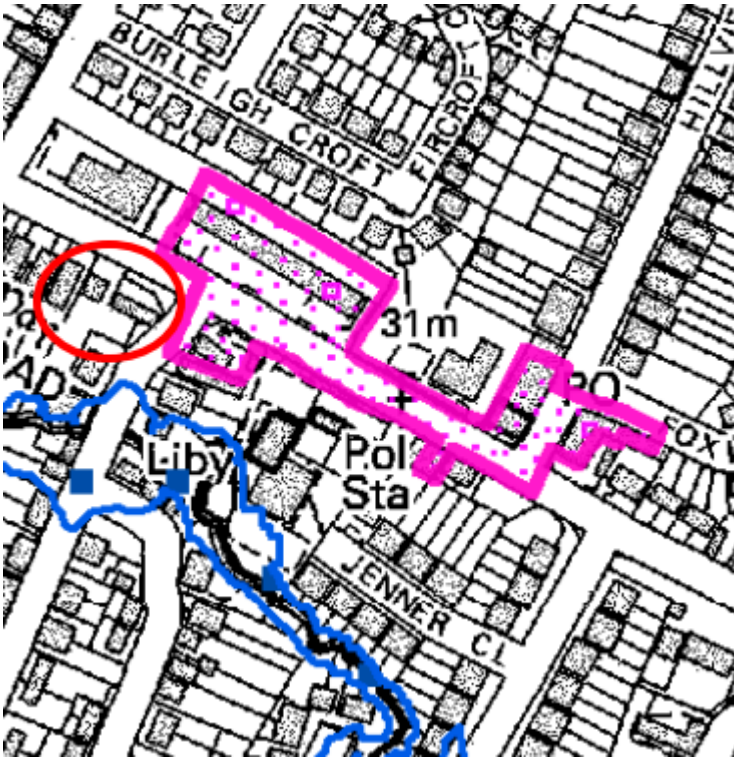
The purpose of the proposal is to allow the applicant, Hucclecote Accounting and Taxation Services (HATS) to relocate from their current location to the west of the application site, at The White House, 162 Hucclecote Road. This property is in Tewkesbury Borough and a garage at that property was granted planning permission in 2010 for extensions and a change of use.

CHELTENHAM 12 ROYAL CRESCENT GL50 3DA  
GLOUCESTER 9 COLLEGE GREEN GL1 2LX  
LONDON 19 EASTBOURNE TERRACE W2 6LG

*The site and context*

The application site is located at 48 Hucclecote Road in the Barnwood area of Gloucester. The city centre lies approximately 3 miles to the west.

The locality comprises a variety of uses including residential, commercial and community facilities. The site is located just outside the boundary for Barnwood 'Local Centre' as shown on the proposals map extract below.



*Draft Gloucester City Plan – Proposals Map (Local Centre edged in pink)*

The application site is currently a bungalow on a 'corner plot' at the junction with Brookfield Road and Hucclecote Road. Ample parking, turning and amenity space sit within the curtilage of the property.

The site is not subject to any landscape or other designations.

The photographs below illustrate how the site currently appears:







## Policy Considerations

Policy SD1 of the Joint Core Strategy for Cheltenham, Gloucester and Tewkesbury provides policy support for employment-related development at the site in question. For example, criterion iv confirms that the development of new employment land would be supported within Gloucester City.

In addition, criterion vii sets out that employment-related development will be supported *"where it allows the growth or expansion of an existing business especially in the key growth sectors."* Since the proposal relates to an office-based finance business, this can clearly be described as a 'key economic growth sector' in accordance with paragraph 4.1.16 of the JCS.

Criterion viii also provides further support for the proposal in that it states *"employment-related development will be supported where it would encourage and support the development of small and medium sized enterprises."* HATS constitutes a small sized enterprise and so is acceptable in this regard.

At a national level, it is noted that for the purposes of the National Planning Policy Framework (NPPF), the site is regarded as a 'main town centre use.' Paragraph 87 of the NPPF sets out that *"Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered."*

Annex 2 of the NPPF (the Glossary) defines main town centre uses as:

*"Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)."*

Policy SD2 of the JCS largely reflects what is required under paragraph 86 of the NPPF. For clarity criterion 6 of SD2 confirms *"proposals for retail and other main town centre uses that are not located in a designated centre, and are not in accordance with a policy in either the JCS or District plans, will be robustly assessed against the requirements of the sequential test and impact test."*

It is accepted that the proposal should be regarded as a 'main town centre use' with the need to apply a sequential test. The application does not though require a retail impact assessment given it sits well below the floorspace threshold (2,500m<sup>2</sup>) at paragraph 90 of the NPPF.

Moreover, paragraph 3.2.6 of the emerging Gloucester City Plan provides further clarity in this regard. For example, it confirms that policy SD2 covers all designated 'town centres', i.e. the city/town centres, district centres and local centres. Thus, for the purposes of applying the sequential test, the neighbouring local centre should be regarded as the relevant 'town centre.'

Paragraph 88 of the NPPF says *"when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored."*

In this case, the proposed use is for an accountancy firm which is already well established within Barnwood at their current premises on the very same street. The proposed relocation is essential to allow the business to grow, expand its service, increase its team, benefit the economy generally, and enhance customer experience through improved facilities and greater accessibility.

Further, whilst the site is not within the local centre, it is extremely well-related to it, being directly opposite. The applicant previously made attempts to occupy space within the local centre, but this was not possible for a number of reasons:

- Units within the local centre were either too large or too small
- Subdivision of a larger unit was investigated, but the landlord did not want to consider that option
- Only short/medium-term leases were offered – the applicant requires certainty of occupation in order to build for the long term
- None of the units were available to purchase – being held in pension funds, the owners of those were not looking to sell
- It was difficult/impossible for the applicant to compete with other potential tenants (such as charity shops for example) due to the favourable rates packages from which they benefit

Nevertheless, the proposed use is evidently compatible with the existing uses in the local centre opposite. It will create the option for shared/combined trips (to the accountants and services within the local centre) and will in turn help to support to the existing centre and the services therein.

In addition, the site is also well located in terms of access to the highway network given its position on Hucclecote Road which leads onto Barnwood Road and convenient access to the A38 and the A417. Access to good bus services and the availability of non-private car modes of transport also support the application. Given the site's proximity to (and compatibility with) other nearby uses the proposal clearly complies with paragraph 88 of the NPPF given it is well-connected to the existing centre.

Fundamentally, the application site is an ideal location to allow the business to expand in the manner that it needs, and to continue to prosper to the benefit of the local community and economy. In addition, the proposed use of the building is wholly appropriate relative to surrounding uses (and will be an improvement to the premises currently occupied by the applicant).

The site provides a good level of parking and amenity space for staff (without any adverse external impacts) and for visitors if needed; along with ample space for parking on the local road network if it was ever needed (unlike the current office at 162 Hucclecote Road). The close availability of local services and facilities is a further benefit to staff at the premises.

Given that the business is already located in Barnwood (on the same road as the application site, albeit in a less sequentially preferable location), the applicant has an established a 'presence' in the area. It is logical therefore to relocate the business to a more sequentially preferable site nearby, and as far as 'spatial planning' considerations are concerned there will be net benefits (and no harm) arising from the proposal and the relocation of the business to the application site.

Separately, it is also important to consider policy B3 of the draft Gloucester City Plan (included below as the Main Modification 'tracked changes' version):

Development proposals for new ~~'B' class employment development,~~ **offices, research and development, light industrial, general industrial, and storage and distribution,** and/or to improve the quality of accommodation, the environment and intensify the use of existing employment sites will be supported where the following criteria are met:

1. Any increase in traffic can be accommodated by the transport network; and
2. Satisfactory vehicular access, parking and maneuvering space can be provided; and
3. The proposal would not result in significant adverse impact on the amenity of neighbouring uses, particularly residential properties **and it would not place unreasonable operational restrictions on adjacent existing or allocated land uses;** and
4. The scale and design of the proposal is compatible with the character of the location; and
5. It would not result in unacceptable adverse environmental impacts, ~~for example~~ in terms of noise, air, water, soil or light pollution; **and**
6. **Provision is made for the delivery of efficient and effective commercial wastecollection services.**

Proposals for limited ~~non-B class~~ **development outside these** uses will be supported where they are genuinely ancillary / complementary to the primary use of the site ~~for B class uses~~. Where such uses are defined as 'main town centres uses', they will be considered in the context of Adopted JCS Policy SD2 'Retail and City / Town Centres'.

This policy provides clear support for new offices subject to compliance with criterion 1-6.

In line with criterion 1, the proposal will certainly be able to accommodate any marginal increase in traffic. Similarly, in accordance with criterion 2, the site is capable of providing satisfactory vehicular access, parking and manoeuvring space in the area of hardsurfacing already at the site as shown on the accompanying site location plan.

Turning to criterion 3, the proposal would not have any adverse impact on the amenity of neighbouring uses, let alone significant adverse impacts. The proposed use is compatible with the nature of existing uses in the area (primarily residential). The business operates in 'daytime hours' only with the office use not generating 'noise' or any other kind of disruption to neighbouring properties.

Criterion 4 is not considered relevant given it relates to scale and design. There are no external changes to the building. The scheme also fully complies with criterion 5 in that it will not result in unacceptable adverse environmental impacts. In relation to criterion 6, the occupiers have private waste collection which operates in much the same way as the City Council's domestic collection service.

## **Conclusion**

The proposed use of the site is entirely appropriate and in line with the relevant policy considerations. The business is wholly compatible with the nature of the locality and surrounding uses, providing an asset to the local area.

Moreover, it will relocate an existing and well-established local business to a more appropriate and more sequentially preferable location in the City, to the benefit of the business itself, to other services nearby, the economy generally and to the highway network.

We trust this application will therefore be approved without delay, and please contact me if you require any further information at any stage of the application process. I ask that we are advised if officers have any intention of doing anything other than approving this application under delegated authority.

We look forward to your acknowledgement of receipt of the application at your earliest convenience.

Yours faithfully

Emma Blunt  
**SF Planning Limited**

## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### 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.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)  Northing (y)

Description



## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

## Contact Details

Primary number

Secondary number

Fax number

Email address

## Site Area

What is the measurement of the site area? (numeric characters only).

Unit

## 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

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

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

## Materials

Does the proposed development require any materials to be used externally?

- Yes  
 No

## 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

## 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

**Vehicle Type:**

Cars

**Existing number of spaces:**

4

**Total proposed (including spaces retained):**

14

**Difference in spaces:**

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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.**

## 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

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



## 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

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## 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

## 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

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes  
 No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes  
 No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build
- 

## Existing

Please select the housing categories for any existing units on the site

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

# Market Housing

Please specify each existing type of housing and number of units on the site

<b>Housing Type:</b> Houses
<b>1 Bedroom:</b> 0
<b>2 Bedroom:</b> 0
<b>3 Bedroom:</b> 1
<b>4+ Bedroom:</b> 0
<b>Unknown Bedroom:</b> 0
<b>Total:</b> 1

<b>Existing Market Housing Category Totals</b>	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="1"/>

## Totals

Total proposed residential units	<input type="text" value="0"/>
Total existing residential units	<input type="text" value="1"/>
Total net gain or loss of residential units	<input type="text" value="-1"/>

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes  
 No

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 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.](#)

<b>Use Class:</b> B1(a) - Office (other than A2)
<b>Existing gross internal floorspace (square metres):</b> 0
<b>Gross internal floorspace to be lost by change of use or demolition (square metres):</b> 0
<b>Total gross new internal floorspace proposed (including changes of use) (square metres):</b> 148
<b>Net additional gross internal floorspace following development (square metres):</b> 148

Totals	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)
	0	0	148	148

#### Loss or gain of rooms

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

## 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

Part-time

Total full-time equivalent

### Proposed Employees

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

Full-time

5

Part-time

8

Total full-time equivalent

5.00

## 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'

**Use Class:**

B1(a) - Office (other than A2)

**Unknown:**

Yes

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

Offices

Is the proposal for a waste management development?

Yes

No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No



## 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

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

## 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.

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?

- Yes  
 No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes  
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes  
 No

# Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant  
 The Agent

Title

First Name

Surname

Declaration Date

Declaration made

## Declaration

I / We hereby apply for Full planning permission as described in this form and 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 persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

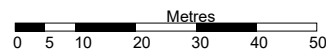
Date

48 Hucclecote Road - Site  
Location Plan



Map Information

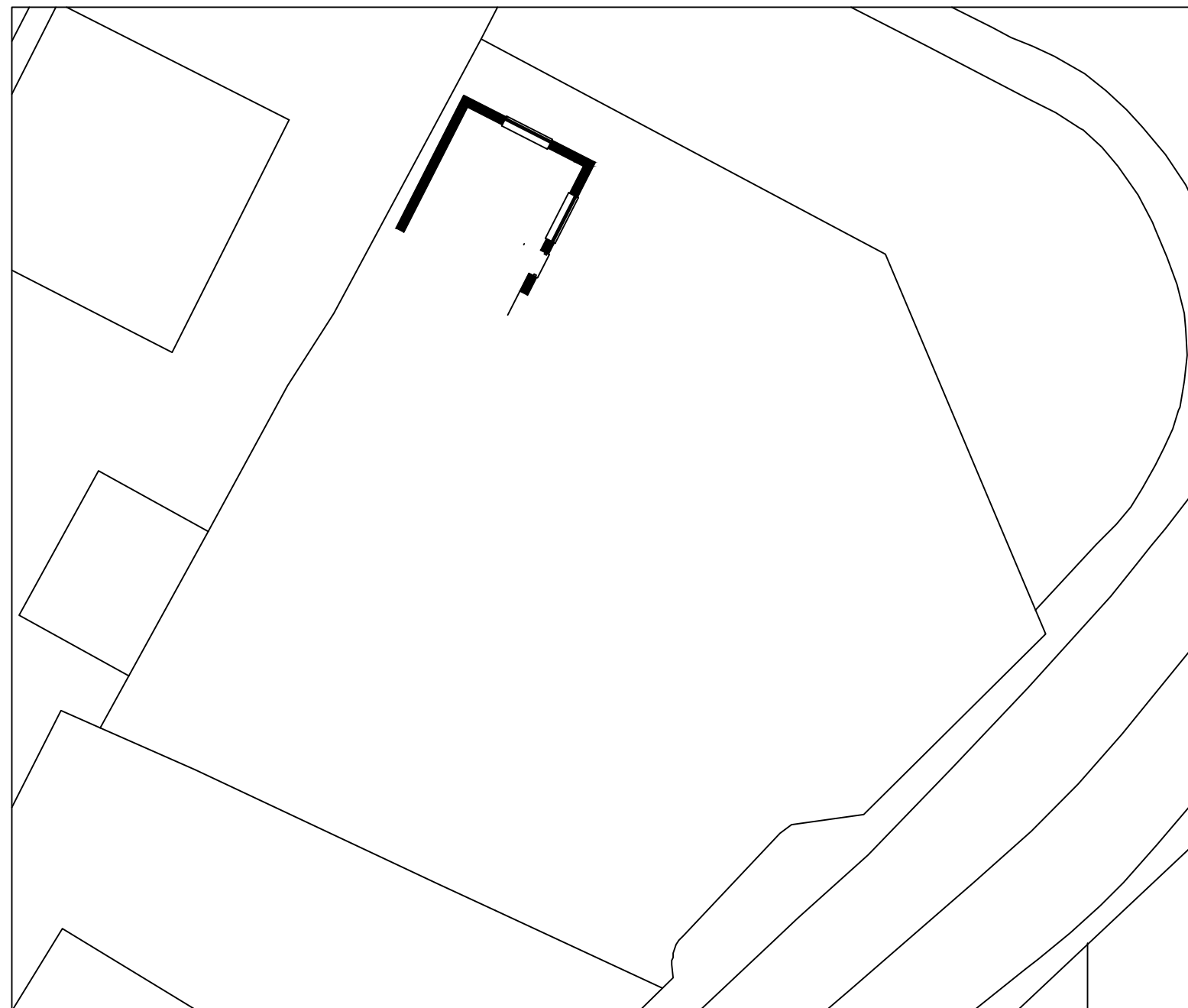
Scale: 1: 1250  
Date: 06/10/2022  
Reference: 2076  
Order No: 1704231



Note: Do not scale this drawing.  
All discrepancies are to reported  
back to PLANET.

	DATE	REVISION
A		
B		
C		

Scale bar	
0.4m	@ 1:20
1.0m	@ 1:50
2.0m	@ 1:100
4.0m	@ 1:200
10.0m	@ 1:500
25.0m	@ 1:1250



PROPOSED BLOCK PLAN. SCALE 1:200



CLIENT: [REDACTED]

JOB TITLE: PROPOSED CHANGE OF USE FROM  
RESIDENTIAL TO OFFICE USE,  
AT  
48 HUCCLECOTE ROAD  
HUCCLECOTE  
GLOUCESTER  
GL3 3RS

DRAWING TITLE:  
EXISTING & PROPOSED BLOCK  
PLANS

SCALE: 1:200 @ A2

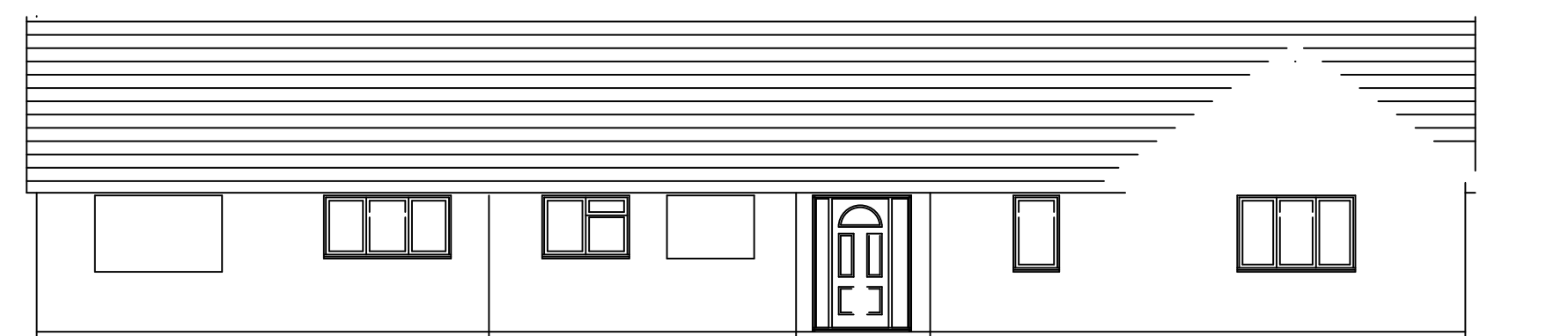
DATE: NOV.22 DRAWN BY: PW

DRAWING NO: 1579/04 REVISION:

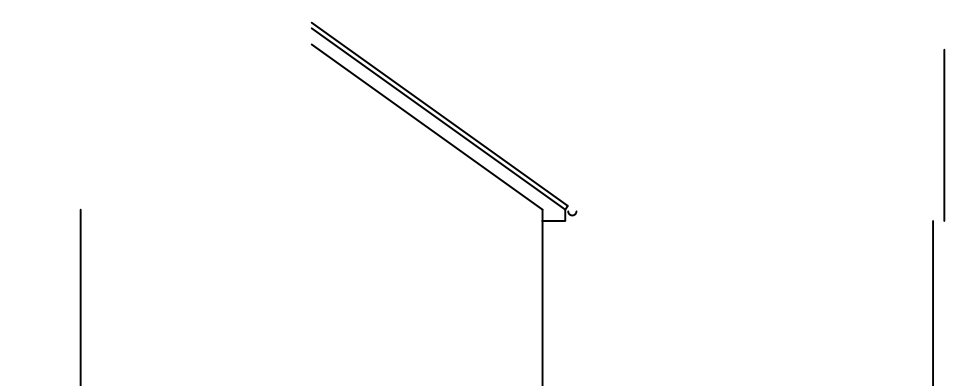
Note: Do not scale this drawing.  
All discrepancies are to be reported back to PLANET.

	DATE	REVISION
A		
B		
C		

Scale bar	
0.4m	@ 1:20
1.0m	@ 1:50
2.0m	@ 1:100
4.0m	@ 1:200
10.0m	@ 1:500
25.0m	@ 1:1250



EXISTING FRONT ELEVATION



EXISTING END ELEVATION

EXISTING END ELEVATION

EXISTING EXTERNAL MATERIALS

WALLS: BRICKWORK

ROOF: CONCRETE INTERLOCKING TILES

FASCIA & SOFFITS: WHITE PAINTED TIMBER

WINDOWS & DOORS: OAK PVCU WINDOWS & DOOR

RAINWATER GOODS: BLACK PVCU



Ordnance Survey, (c) Crown Copyright 2021. All rights reserved. Licence number 100022432  
LOCATION PLAN. SCALE 1:1250



JOB TITLE:  
PROPOSED CHANGE OF USE FROM  
RESIDENTIAL TO OFFICE USE,  
AT  
48 HUCCLECOTE ROAD  
HUCCLECOTE  
GLOUCESTER  
GL3 3RS

DRAWING TITLE:  
PLANNING DRAWING

SCALE: 1:50 & 1:100 @ A1

DATE: NOV.2022 DRAWN BY: PW

DRAWING NO: 1579/03 REVISION: