



Forest of Dean  
— DISTRICT COUNCIL —

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Date: 24 December 2010

Dear ██████████

**Five Acres – Planning Position**

Many thanks for the positive news that the merger has been given Secretary of State approval and that the Gloucestershire College (Gloscol) Governors have agreed to commit in principle to the proposed Gloscol – HCA Collaboration Agreement which includes the sale and leaseback option for Five Acres.

My purpose in writing is to assist in providing some clarity over potential planning implications for this ambitious and most welcome project.

The District Council recognises that the development of any new facility within the Northern Quarter is contingent upon the release of the Five Acres site as an enabler. Having consulted with my Forward Planning and Development Control Planning colleagues, I can advise that there is in principle support for the Five Acres site as a residential led development, although we would welcome the retention of some employment opportunities as outlined in our initial discussions.

The site is large at approximately 11 acres and whilst there will clearly be the need to return substantial open space we are not adverse to considering additional development coverage of the site (towards a total 65 – 70%) in order to assist in value generation. The site is sensitive in terms of its forest edge location and in design terms a soft, landscaped edge fronting the highway with a denser development core would be worthy of consideration. The site will also need to demonstrate good footpath links to the forest, junior school and the local shops.

We would recommend early consultation with: Welsh Water to highlight your proposed surface and foul water treatment proposals; with the Forestry Commission regarding any informal green space; and, with Sport England regarding the existing sports facilities and any proposals for replacement/re-provision elsewhere.

Clearly, at this stage there are no guarantees as any proposals will inevitably be subject to appropriate detailed scrutiny and evaluation from both a planning policy and site specific impacts perspective. Ultimately a redevelopment scheme of this magnitude will require a decision by our Development Control Committee, but hopefully this clarification will assist in the preparation of market approvals necessary for this visionary option to progress.



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Should you need any further clarification, please do not hesitate to contact me.

Yours sincerely

[REDACTED]

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Planning & Housing Group Manager