

Welcome

Thank you for attending our second public engagement event. The emerging scheme is now being delivered in two phases, and this engagement covers Phase 1: a new Fire Training Centre for Gloucestershire Fire and Rescue Service and the Highways depot. We are keen to hear your views and ideas to help shape our proposals, please look through them and ask the project team any questions.

Proposal

Gloucestershire County Council is proposing a new development at Coombe Hill, transforming 27 acres of council-owned land into a modern, multi-purpose site, supported by nearly £47 million of investment.

- A new training facility for Gloucestershire Fire and Rescue Service
- A modern highways depot

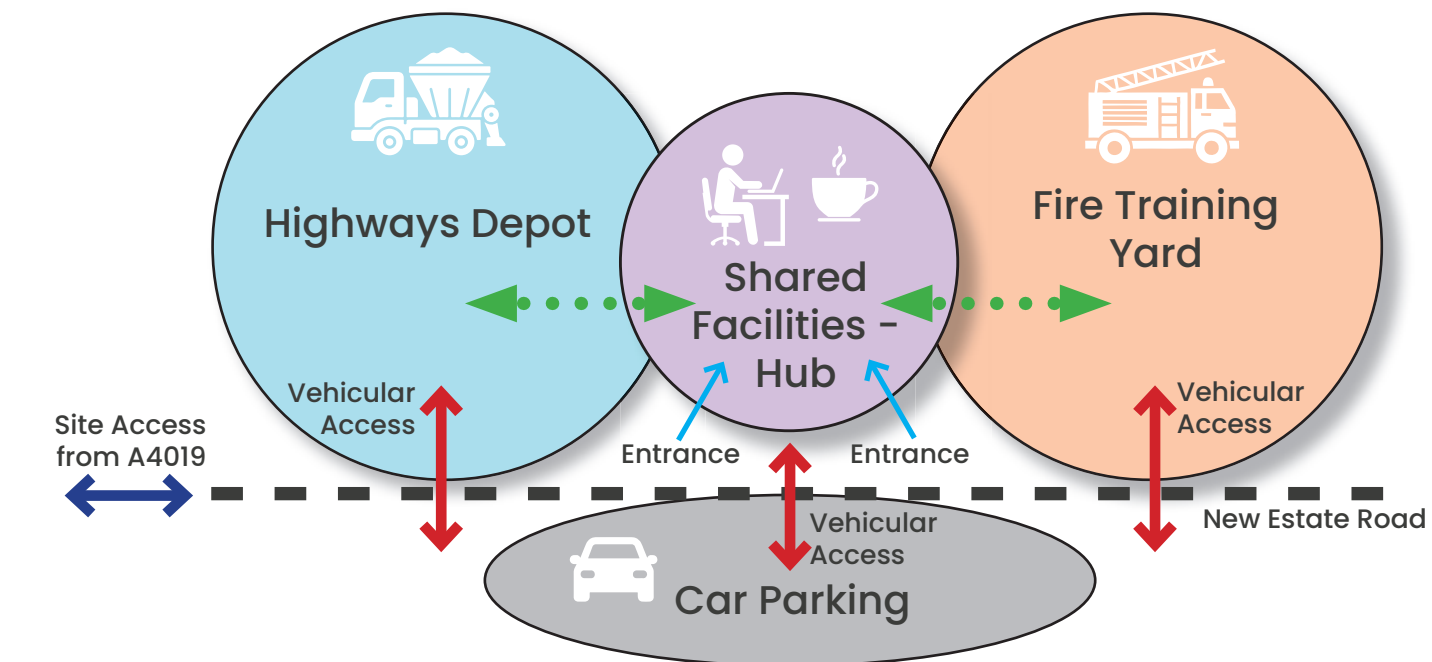
Phase 2 could deliver a much-needed 80-bed care home.

Barnwood were appointed by Gloucestershire County Council in April 2026 to lead the development at Coombe Hill, building on a 2024 feasibility study by GSS with a more coordinated and deliverable approach.

The design team includes Gloucestershire County Council (the Client), Barnwood (the Main Contractor/Project Manager/QS), Roberts Limbrick (the Architect and Lead Designer) and specialist consultants covering structural and civil engineering, MEP, transport, planning, ecology, arboriculture, acoustics and air quality.

Key brief

The project brings together two complementary operational facilities alongside shared accommodation, site infrastructure and external works. The proposals have been developed collaboratively with Gloucestershire Fire and Rescue Service, Gloucestershire Highways and the wider design team.



Concept adjacency diagram

Proposed Aerial view of the development (Visualisation for illustrative purposes only).



Benefits

Each part of the site responds directly to a well-established need within Gloucestershire Fire and Rescue Service, Highways and Adult Social Care, ensuring these services have the modern facilities required to operate effectively.

The requirements for these facilities have been thoroughly assessed, and they are considered essential to maintaining high-quality support for communities across Gloucestershire.

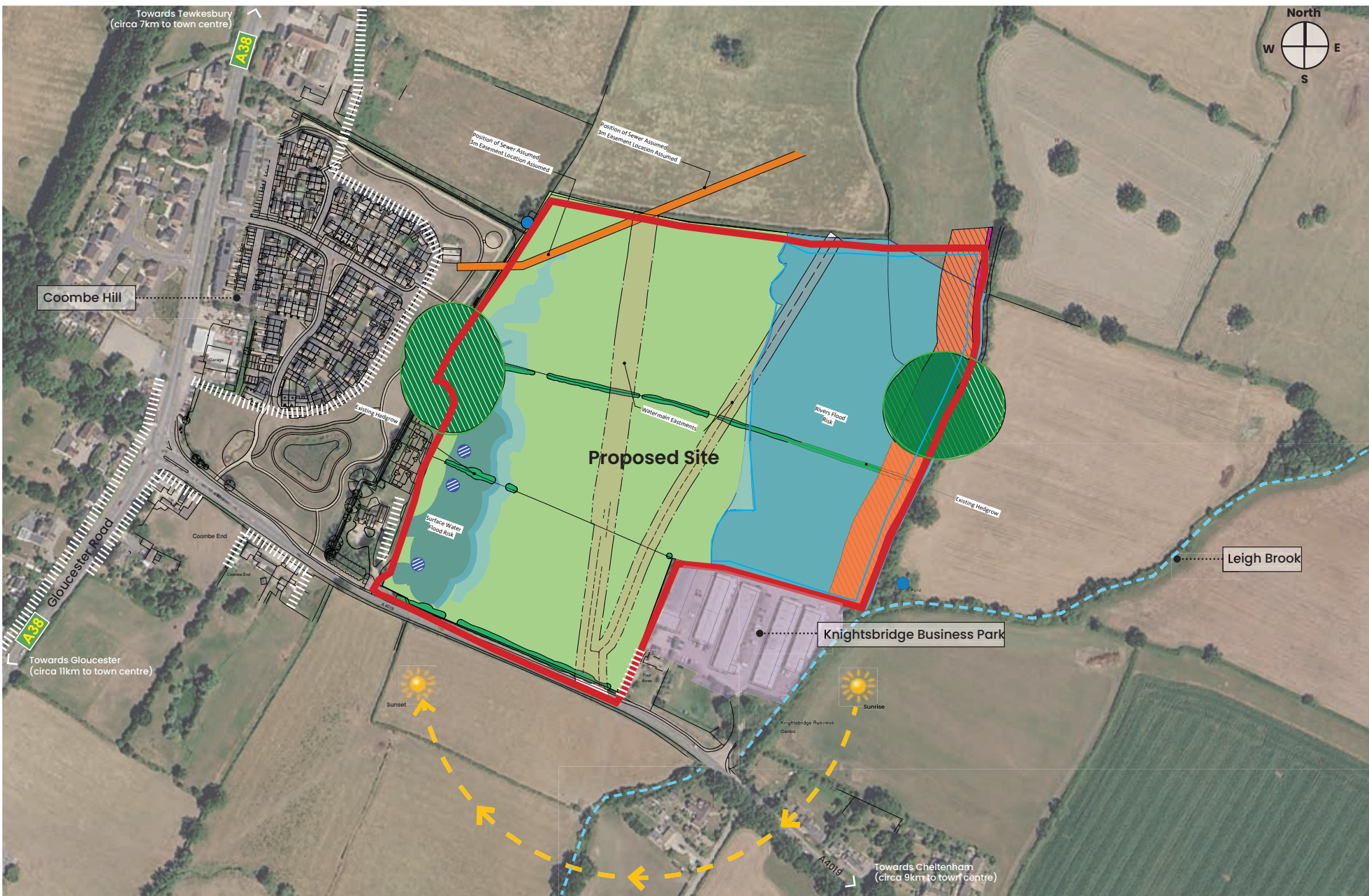
Site location

- The site is located on land at Coombe Hill in Gloucestershire, immediately north of the A4019 Tewkesbury Road within Tewkesbury Borough.
- Coombe Hill village sits at the junction of the A38 road between Gloucester and Tewkesbury, and the A4019 road to Cheltenham.
- The site lies to the east of the village.
- It is currently undeveloped agricultural land, bounded by established hedgerows and trees.
- Access is currently gained via an existing agricultural field entrance from the A4019 to the south of the site.



Aerial view (Google Earth Pro) showing the location of Coombe Hill

Site analysis



Legend:

- 30m Easement
- 30m Easement

- 3m Watervole Easement
- Ephemeral Pools

Flood Risk Level:

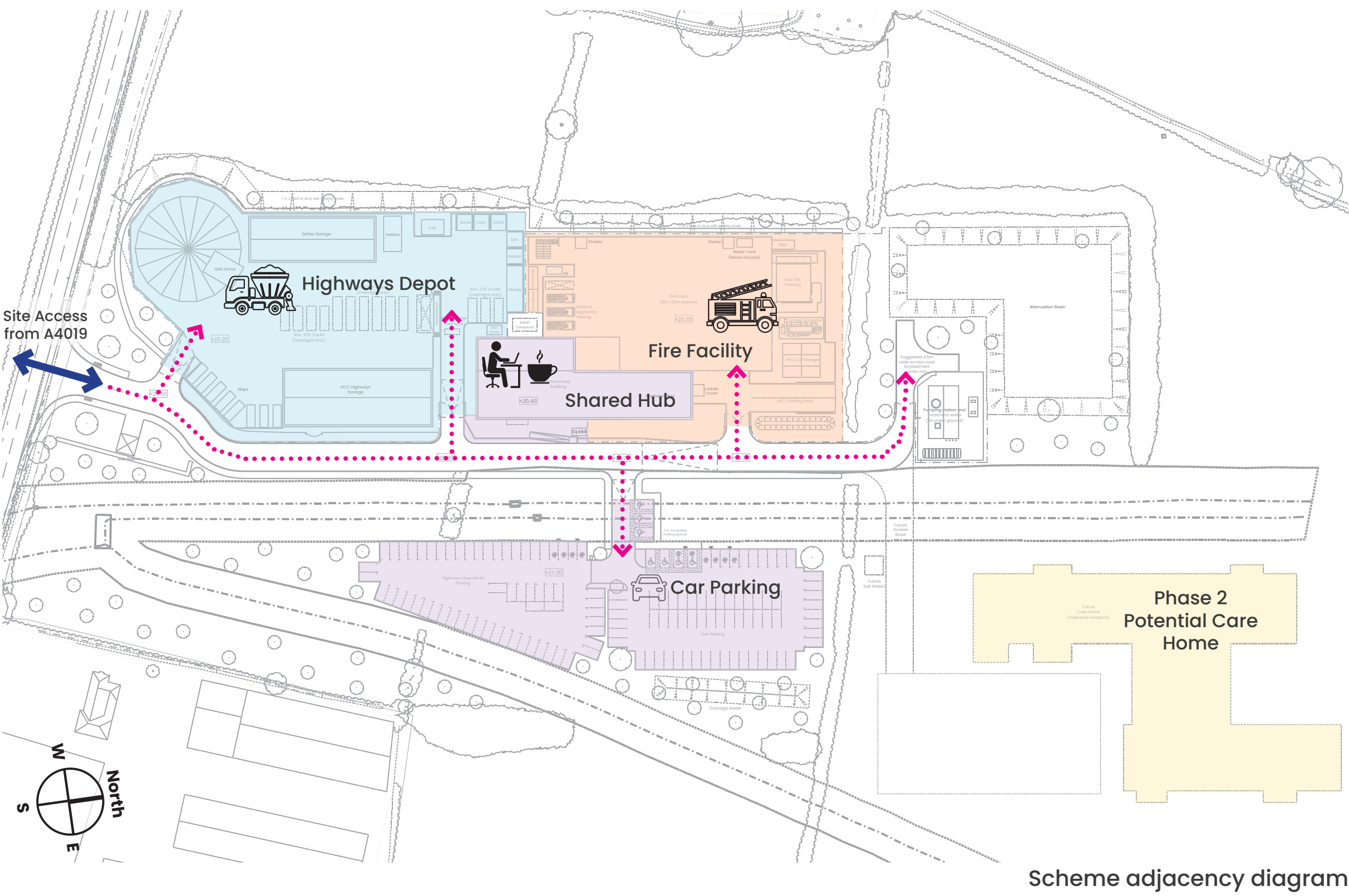
- Low
- Medium
- High



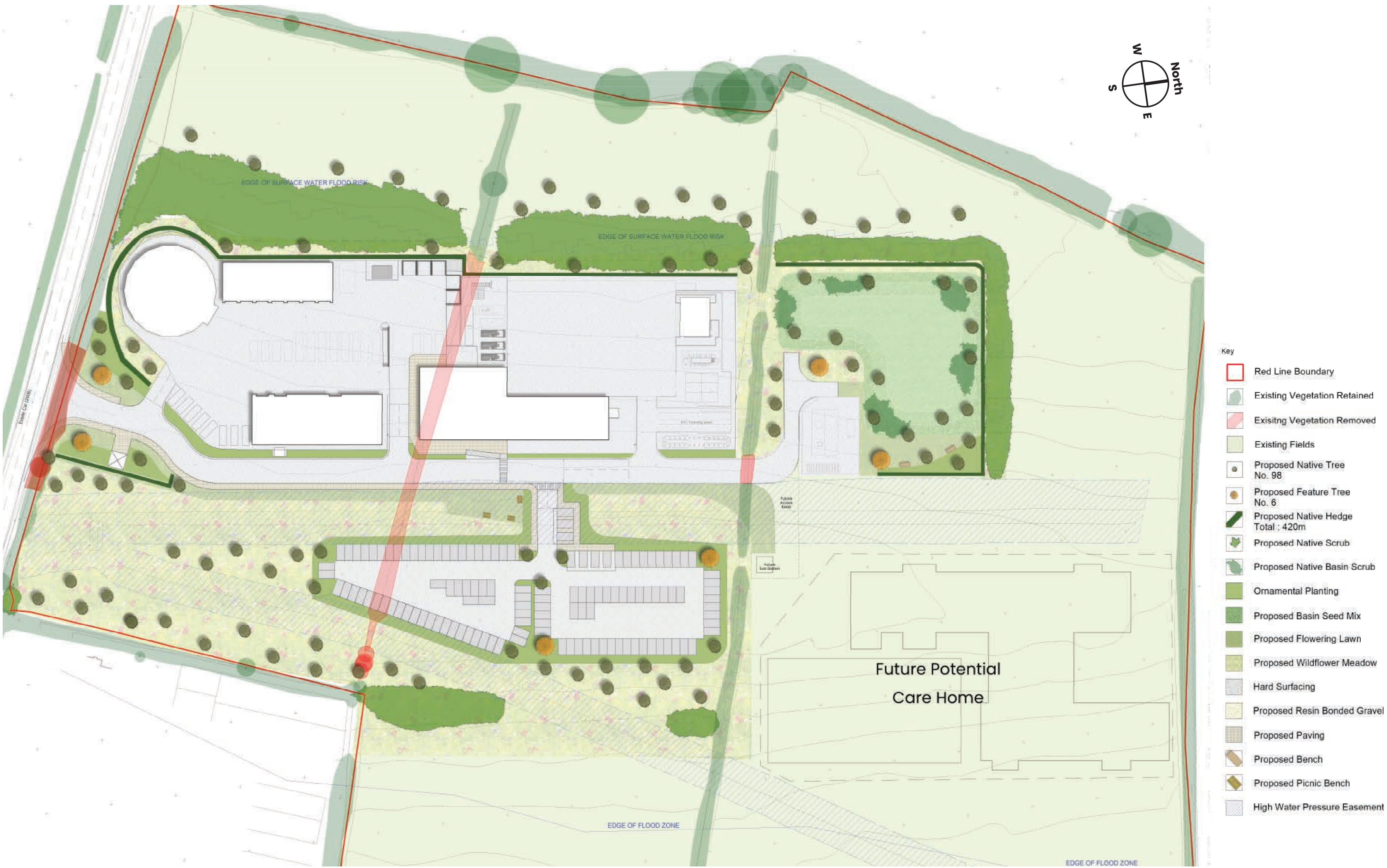
Photographs of the existing Coombe Hill Site

Proposed development

- The proposal (Phase 1) forms part of a wider development known as Coombe Hill Development. These proposals are for a combined development for Gloucestershire Highways and Gloucestershire Fire and Rescue Service
- There is future potential for a new 80-bed care home (Phase 2) to the north-east of the site.
- The development will be accessed by a new single vehicular access from Tewkesbury Road (A4019) via new access road.
- The Highways depot is located to the south of the site and will include general operational areas as well as a much needed salt storage dome.
- The Gloucestershire Fire and Rescue Service site is located to the north of the development and will provide them with a self-contained training facility
- These are linked via a shared building denoted the ‘Combined Hub Building’, which has operational and admin accommodation as well as facilities for community use.
- The associated visitor and staff car parking is located to the east of the site within close proximity to both depots.
- The site layout has been carefully designed around the existing site constraints, including flood, ecology and the strategic, water mains and associated easement zones that run through the site.

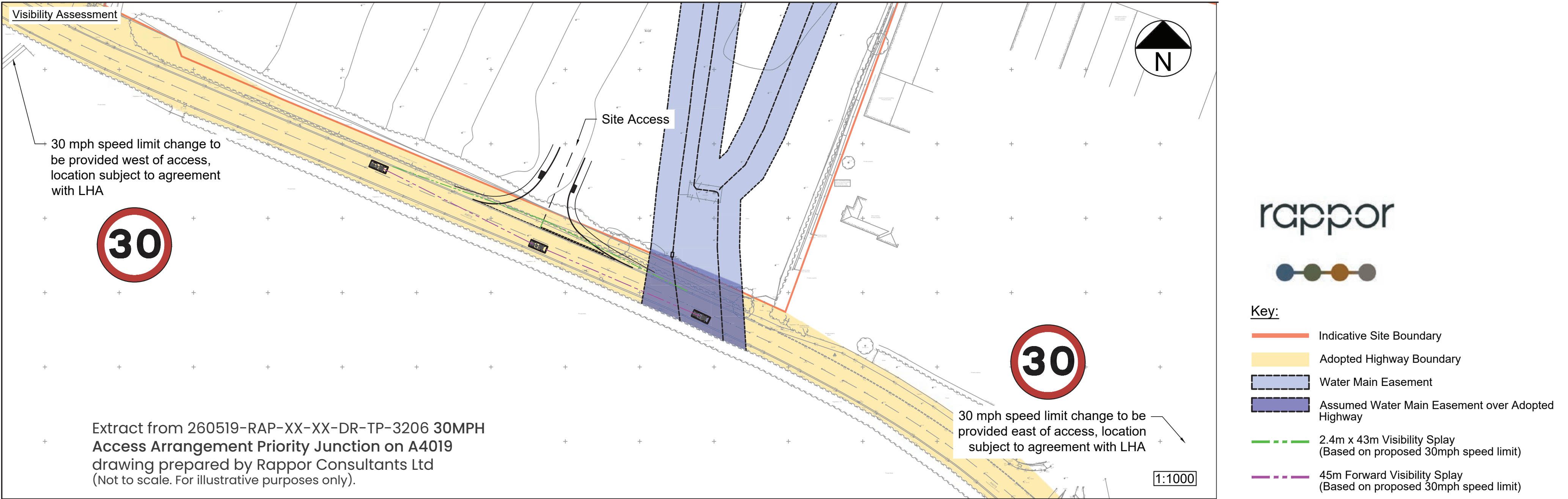


Landscape



Transport and access

- A detailed review of the options for accessing the site from Tewkesbury Road (A4019) has been carried out and the final detail is being finalised. The proposed options are either a simple two-way junction as shown opposite or one which incorporates a right turn middle lane.
- The intention is also to extend the 30mph speed limit through this area, which will improve safety further.
- The Highway Authority concluded that traffic generation would be relatively modest, with no evidence of substantial congestion, severance or widespread environmental effects from transport movements.
- The internal layout has been developed to ensure safe access to all parts of the development and future Phase 2 care home. Footways have been incorporated to allow pedestrian access, and cycle facilities will be incorporated in each part of the development



Civils, flooding & drainage

Flood Risk

A flood risk assessment has been carried out to ensure the proposals do not impinge on the flood zones around the site and will be safe and not adversely affect flooding to surrounding areas.

Foul Water Drainage

- There is no public foul sewer infrastructure within 2km of the site therefore the proposed solution is an on-site sewerage treatment system which discharges clean water
- Any run-off from the Highways depot or fire training exercises that can't be treated on site will be stored in separate tanks for removal by specialist operators.

Surface Water Drainage

- Soakaway drainage is not likely to be feasible due to the expected ground conditions, so discharge to Leigh Brook in the east is the preferred route, limited to greenfield run-off rate.
- Rainwater harvesting from roof surfaces will be incorporated



Ecology & biodiversity net gain



Environmental

- Keystone Environmental have undertaken ecological surveys and assessments to understand the existing ecological conditions of the site and identify the key constraints and opportunities, including Biodiversity Net Gain (BNG) considerations.
- Most of the site is species-poor grassland of limited ecological value. There will be loss of some hedgerow but this will be compensated for within the proposed scheme.
- A net gain of 10% to biodiversity is achievable within the site boundary and has been factored into the designs.
- The Coombe Hill Canal Site of Special Scientific Interest (SSSI) (c.500m) is unlikely to be directly affected by these proposals but a wintering bird survey is due to be carried out.

MEP & sustainability



Sustainability

The development will incorporate key measures to reduce operational energy usage including:

- Fabric-first approach to minimise heating and cooling demands
- All-electric systems without the use of fossil fuels and using Air Source Heat Pumps
- High-efficiency systems with heat recovery as well as low energy lighting
- On-site renewable energy generation via photovoltaic (PV) panels

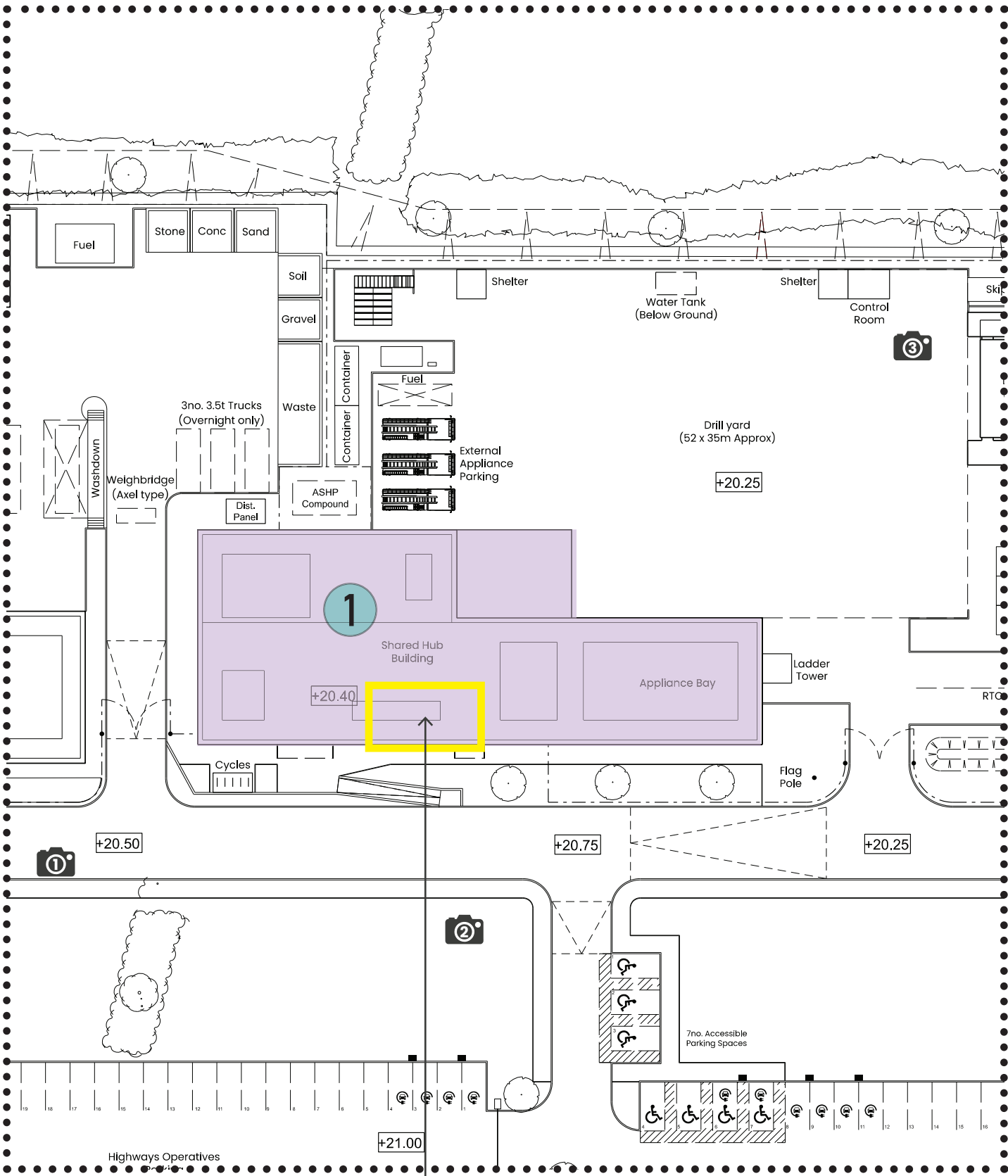
Consideration has also been given to water efficiency, waste & materials, sustainable transport and ecology.

External Lighting

A sensitive external lighting scheme is being developed to ensure safe access, security and operation. This is designed to follow a 'dark-sky' sensitive approach by minimising glare and light spill with low colour-temperature fittings and controls to switch off lighting when not needed

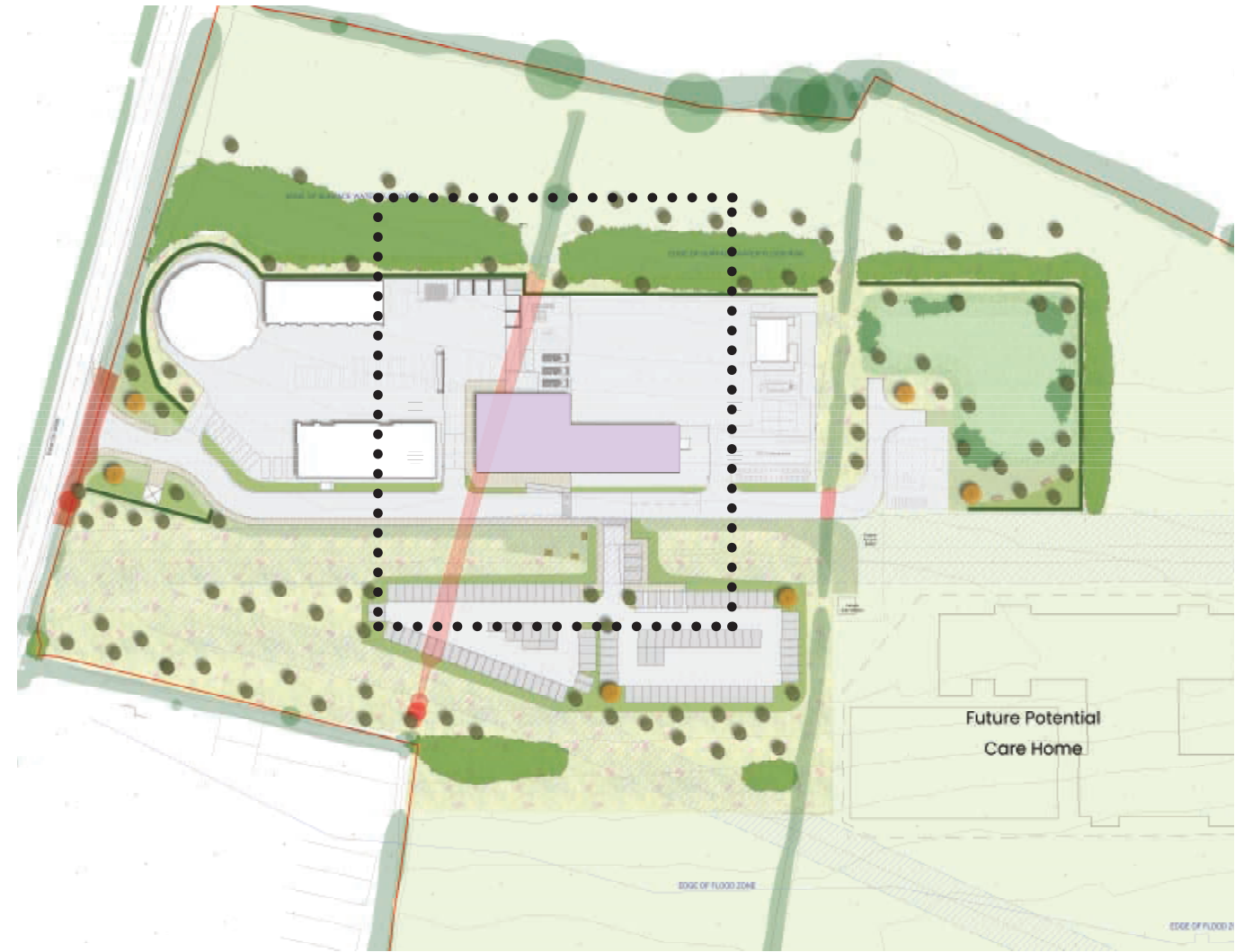
Lighting levels will be kept to the minimum necessary, considering neighbouring properties and nocturnal wildlife

1 Shared Facilities: Combined hub building



Proposed Community Space

Extract from Proposed Site Plan prepared by Roberts Limbrick Ltd (Not to scale. For illustrative purposes only).



Note: Floor Plans and Elevations not to scale. (For illustrative purposes only).

Proposed Visuals of Shared Hub Building

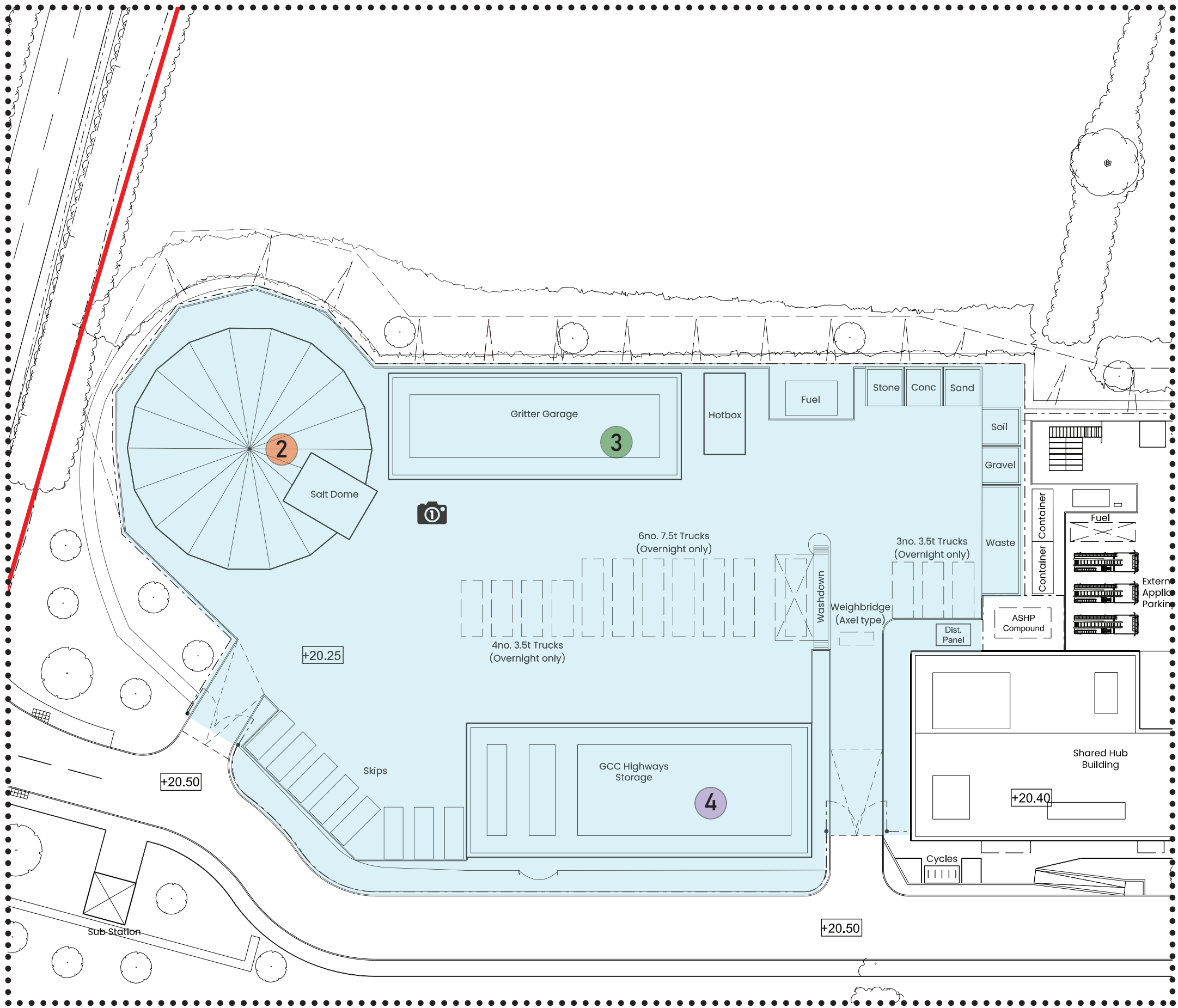


Gloucestershire Highways facilities

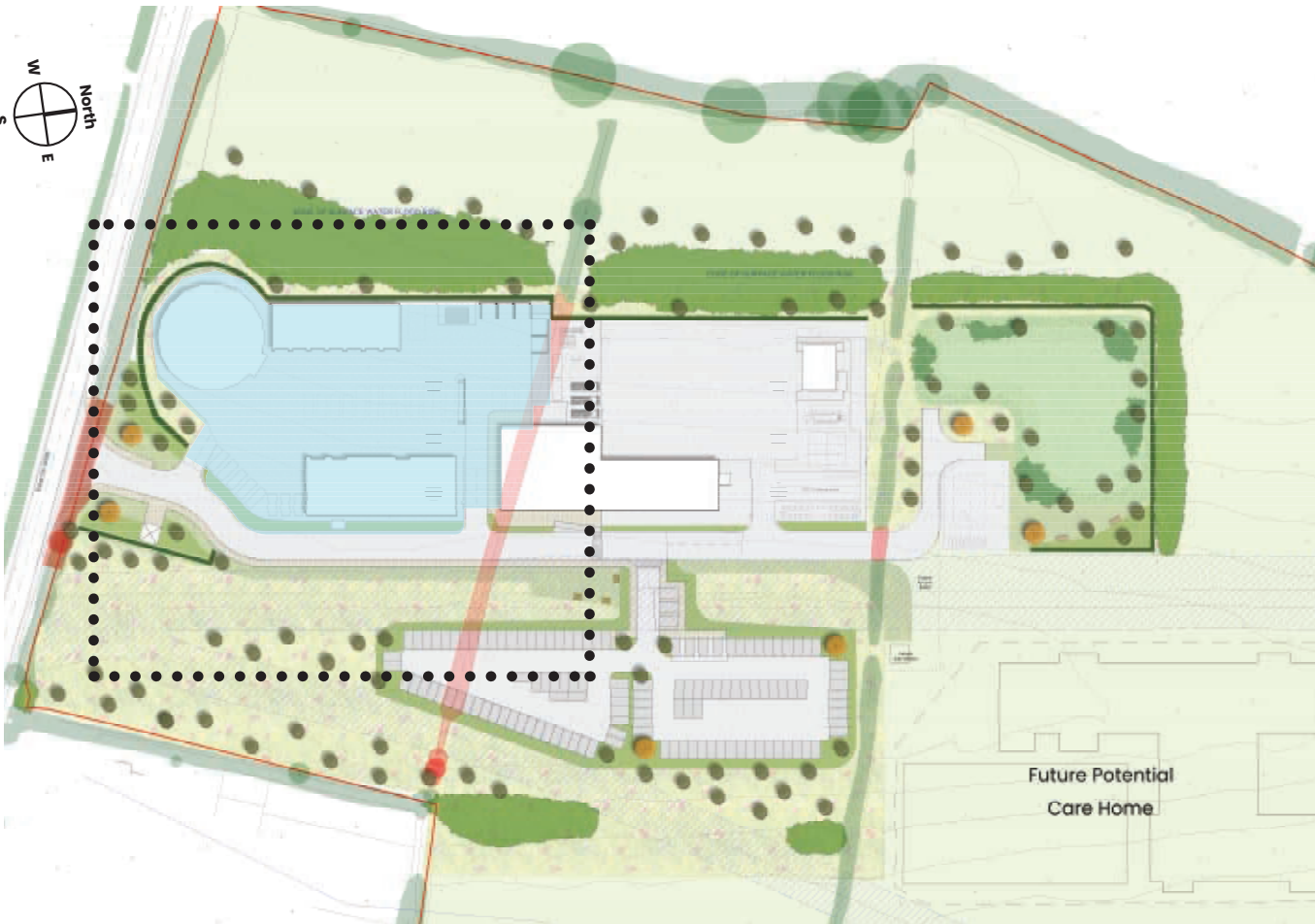
Highways depot

The Highways depot site will include the following buildings, areas and equipment contained within a secure perimeter:

- 2 Salt dome - will be a standalone building with capacity for approximately 3800 tonnes of salt.
- 3 Gritter storage garage - for 6no. gritter trucks and ploughs, and an additional space for a forklift/telehandler.
- 4 Storage building - for general Highways plant, tools and Storage
- Washdown facility - for Highways vehicles
- Hotbox - an insulated storage container designed to keep asphalt at the correct temperature.
- Material storage
- Skips
- Weighbridge
- Fuel storage tank and pumping station



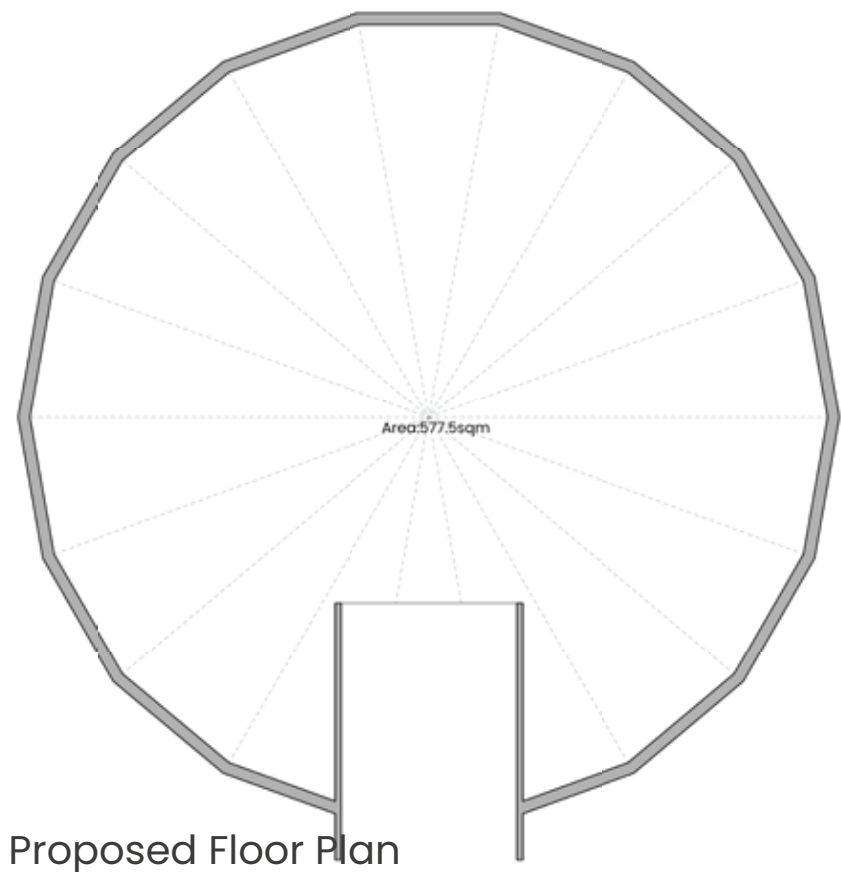
Proposed visual of Gloucestershire Highways Facilities



Extract from Proposed Site Plan prepared by Roberts Limbrick Ltd (Not to scale. For illustrative purposes only).



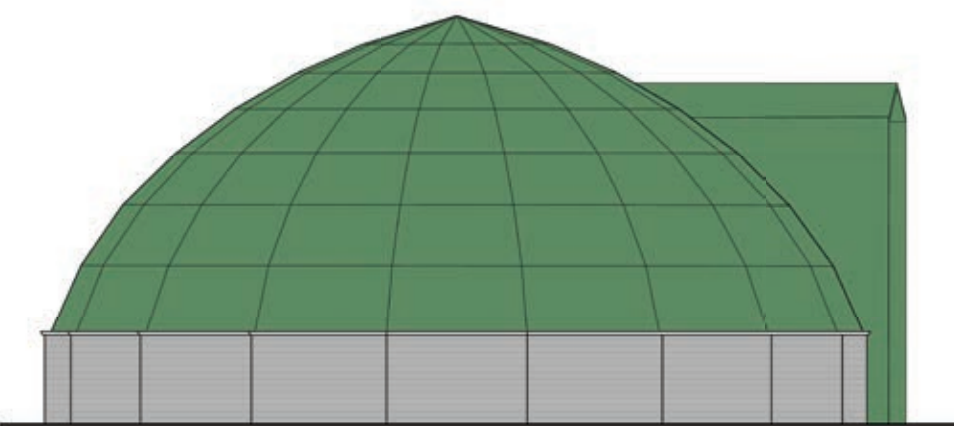
2 Salt dome



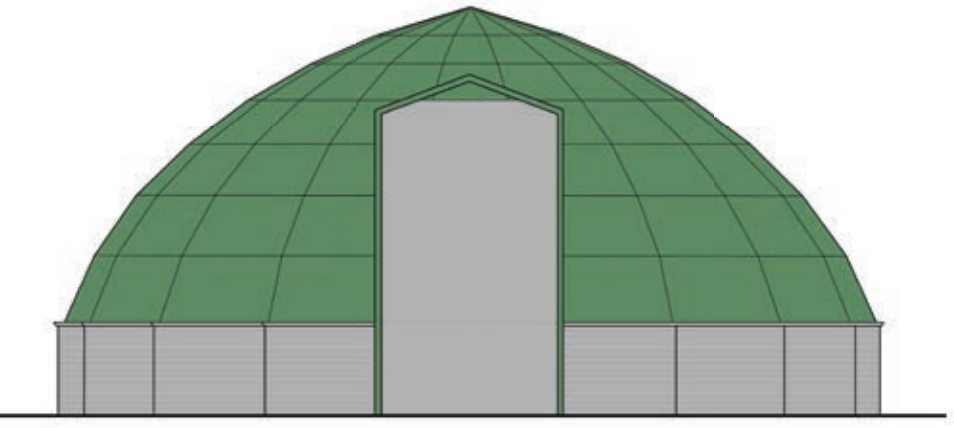
Proposed Floor Plan



Example images of Salt Domes

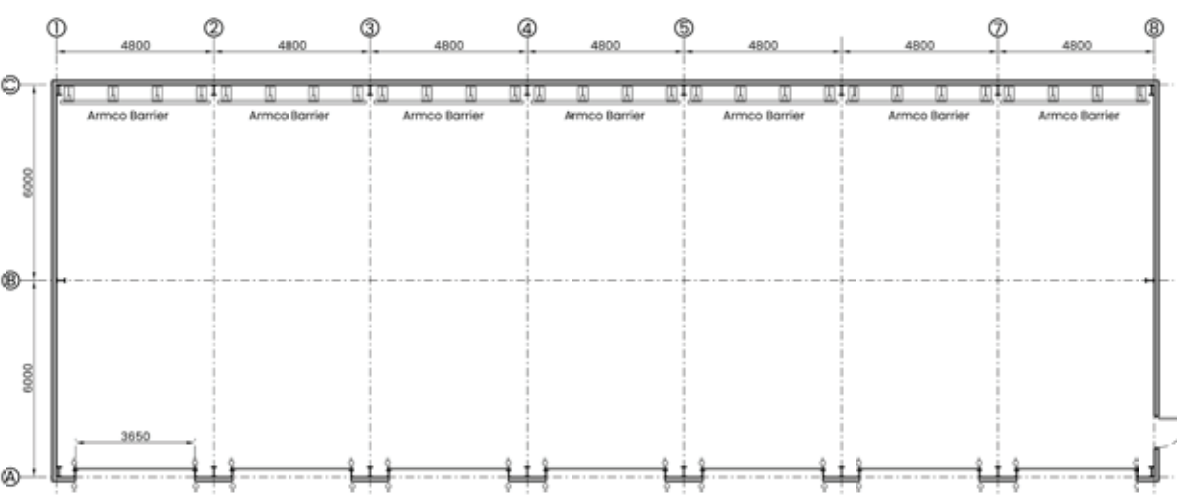


North-West Elevation



North-East Elevation

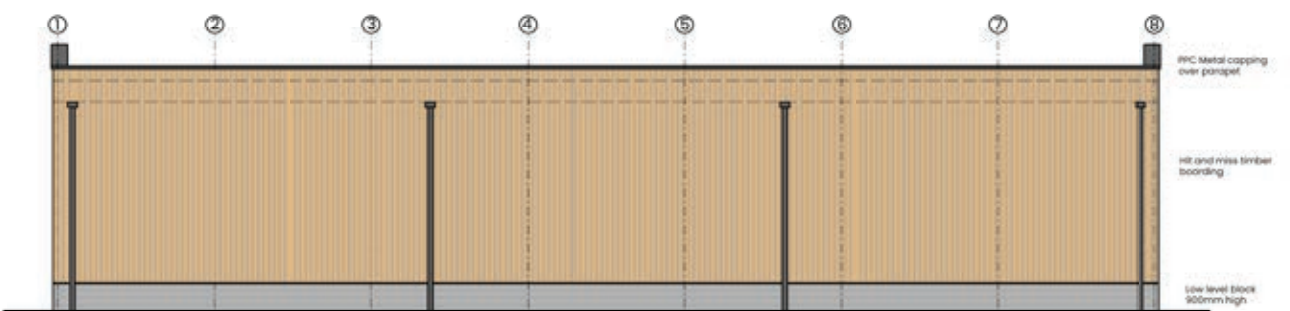
3 Gritter storage garage



Proposed Floor Plan

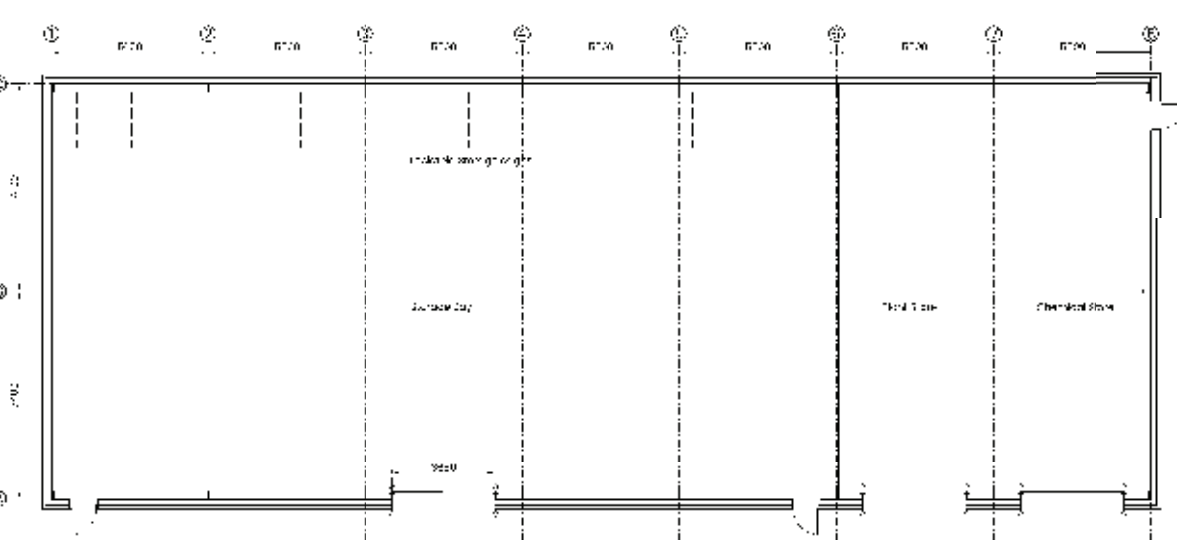


East Elevation



West Elevation

4 Storage building



Proposed Floor Plan



West Elevation



East Elevation

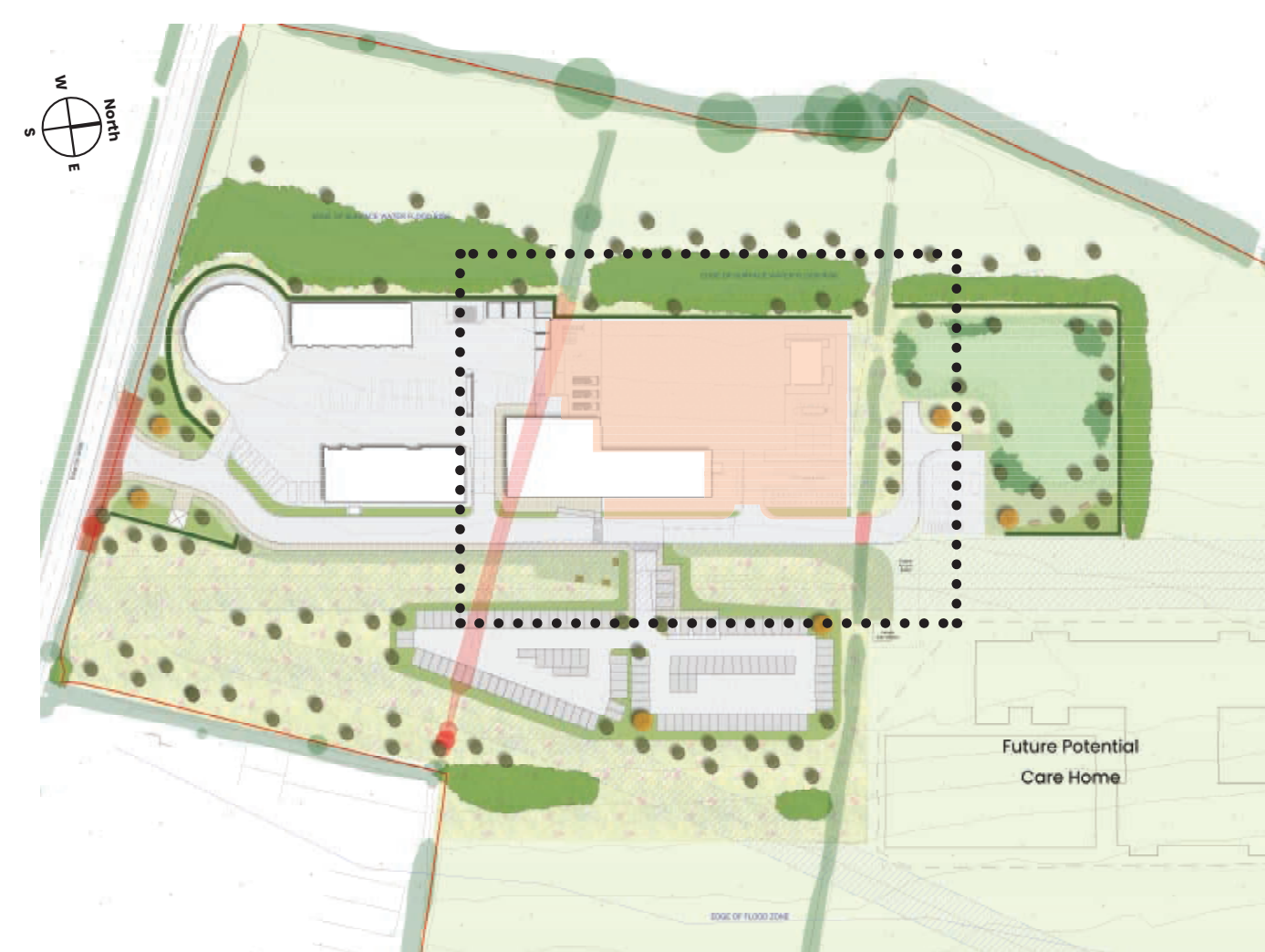
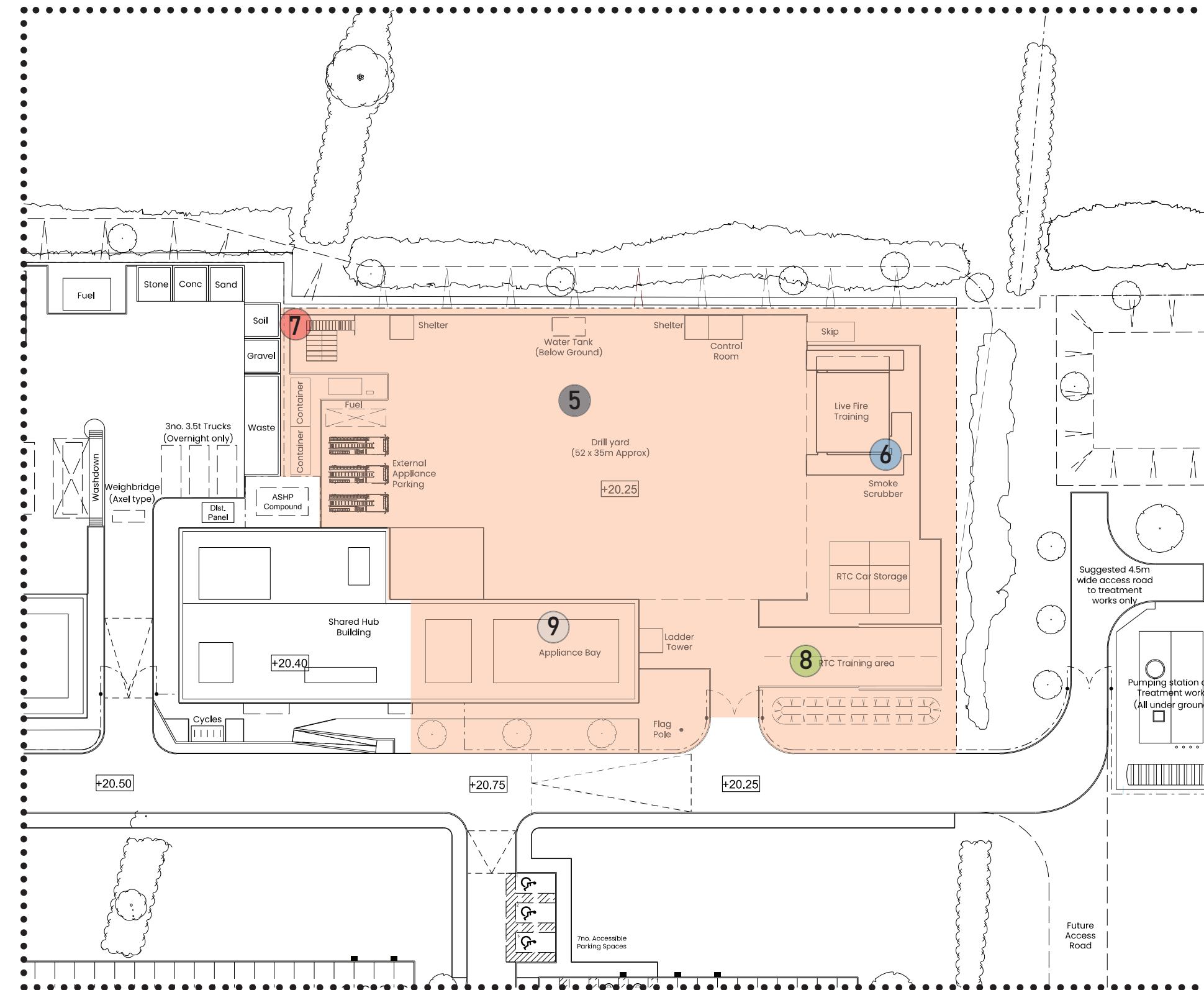
Note: Floor Plans and Elevations not to scale. For illustrative purposes only.

Gloucestershire Fire and Rescue Service facilities & next steps

Fire Training Centre

The Fire Training Centre site will include the following buildings, areas and equipment contained within a secure perimeter:

- 5 Drill yard – For firefighting training and will include two local firefighting hydrants to be used primarily for training but also for emergency purposes.
- 6 Live fire house – a two-storey building designed to contain live fires and enable entry firefighters to simulate real-life firefighting scenarios.
- 6 Smoke extraction system – will be designed and installed by a qualified specialist.
- 7 Water mapping building
- 8 RTC (Road Traffic Collision) training
- 9 Appliance bay – for storage and maintenance of fire and rescue vehicles
 - Water tank – a local below ground water tank
 - Storage

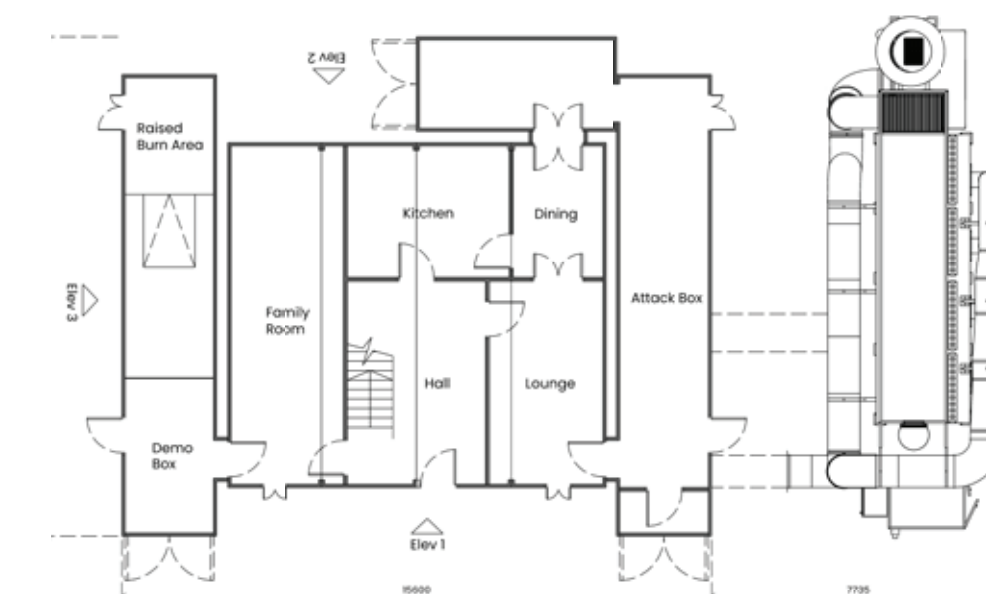


Extract from Proposed Site Plan prepared by Roberts Limbrick Ltd (Not to scale. For illustrative purposes only).

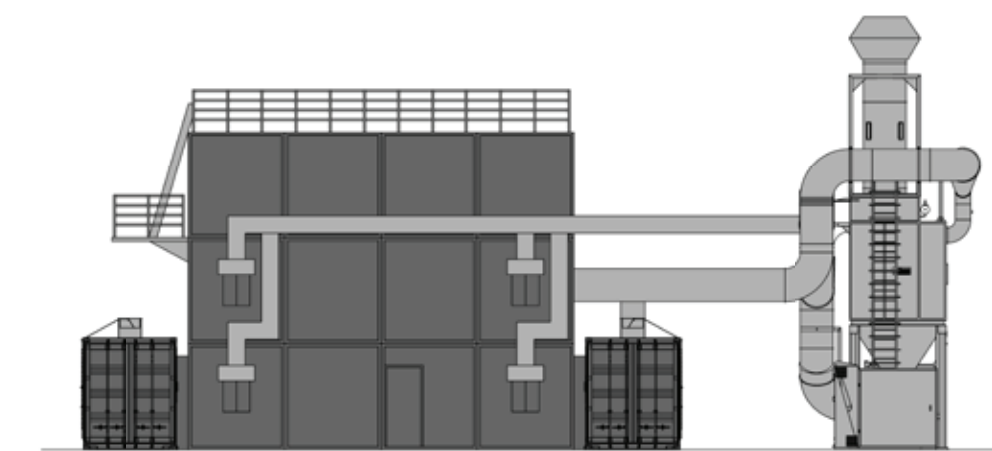


Proposed Aerial view of the development (Visualisation for illustrative purposes only).

6 Live fire house & smoke extraction system



Proposed Ground Floor Plan



South Elevation



Example image of a Live Fire House

8 RTC training



Example images of RTC Training

9 Appliance bays



Example images of Gloucestershire Fire and Rescue Service appliance bays

FAQs engagement event

Frequently asked questions (FAQs) accessible via the QR code adjacent



Next steps

Following the process of second public Engagement, there will be a period of 2 weeks to submit feedback via the council website. Following this, the team will take on board the feedback and then the intention is to then submit a planning application at the beginning of November. There will be further opportunities to provide feedback through the formal planning

Find out more

For the latest information about the scheme and to sign-up for email updates, go to the scheme webpage at <http://www.gloucestershire.gov.uk/coombe-hill-development>