

City Plan Scope Regulation 25 Consultation Report October 2011



"Shaping Gloucester's Regeneration Journey"



GLOUCESTER
CITY COUNCIL

City Plan Consultation Report

October 2011

Executive summary

A new development plan is being prepared for Gloucester, called the City Plan. The City Plan is all about defining and delivering the Vision for Gloucester for the next twenty years to 2031. Gloucester has been undergoing some very significant changes over the past few years with a number of major regeneration schemes and a large urban extension well underway. However, the City Plan is about more than just physical regeneration – it is about setting out our aspiration for the whole of the City, its people, and enabling Gloucester to reach it's full potential.

The City Plan will set out when and where major regeneration schemes are expected to come forward, and identify sites for new homes, jobs and shops. It will provide a framework for managing and enhancing the City's historic and natural environment, including open space, areas of recreation and leisure, and areas for environmental protection.

Alongside the City Plan, a new City Vision is being prepared by the Local Strategic Partnership (LSP). The City Vision will identify key issues to be overcome and provide a clear direction on where the City is going in the future and where its priorities lie. The City Plan will help to ensure that development within the City contributes to meeting this Vision.

Both documents were subject to a three month public consultation between 23rd May and 23rd August 2011. Throughout this period, officers from both the City Plan and City Vision teams worked in partnership to undertake the consultation. This is because of the strong links between both documents and led to more comprehensive consultation coverage.

Please note that the planning consultation report should be read in conjunction with the City Vision responses ensuring a complete overview is provided. To assist a combined City Vision/City Plan consultation report has been produced which provides a summary of the headline vision consultation outputs as well as a broad brush overview of the more planning related issues.

Introduction

The purpose of this consultation report is to set out how we consulted, provide a comprehensive synopsis of all responses received to the City Plan Scoping document and to set out the next steps. The report is structured as follows:

- **What is the City Plan Scope Document?**
- **How did we consult?**
- **How did we raise awareness?**
- **What were the key messages?**
- **Where do we go from here?**
- **Appendix 1: City Plan Questionnaire**
- **Appendix 2: Consultation Events**
- **Appendix 3: Public Notice**
- **Appendix 4: City Plan Consultation Responses**

The views presented in this report are a summary of the comments made by people/organisations through the consultation process and not necessarily the views of the Council. It will be for the City Council to consider the most appropriate actions and how to take forward comments raised as part of the formal City Plan process.

What is the City Plan Scope Document?

The City Plan will guide the regeneration of Gloucester to 2031.

The City Plan Scoping document sought views on:

1. the aims and intentions of the City Plan,
2. what should be included within the City Plan,
3. a number of sites which remain available as areas of opportunity and have been included in previous planning documents,
4. identifying areas in need of improvement and suggestions for new areas of opportunity.

The full City Plan Scope consultation document can be downloaded from the City Council's website at www.gloucester.gov.uk/cityplan.

Alongside this, a draft City Vision was also published for public consultation. Prior to the targeted period of public consultation, the draft Vision had been worked up by the Local Strategic Partnership (LSP) and had been informed by a number of targeted workshops. As part of the consultation different questionnaires were prepared to gain the views from different elements of the community.

How did we consult?

As part of the ongoing engagement undertaken in relation to the preparation of the City Plan, a focussed public consultation was undertaken, in partnership with the City Vision team, between 23rd May and 23rd August 2011. During this time, responses to the consultation document were invited and officers from both the City Plan and City Vision teams worked in partnership, undertaking a range of targeted consultation events across the City.

Questionnaires

To encourage responses to the consultation, and target different elements of the community, a number of different questionnaires were produced.

From a planning perspective, there was one questionnaire which asked questions in relation to specific areas of opportunity, community needs and policies considered necessary to support new development. A copy of the City Plan questionnaire is provided as Appendix 1 to this document.

Other questionnaires were prepared in relation to the City Vision to target different elements so the community, for example, younger members of the community and visitors to the City. These questionnaires includes more generic questions but which could usefully be used to inform the City Plan process.

Public events and road show

Throughout the consultation period, officers attended a large number of public events and undertook a road show in locations across the City, including community fun days and festivals such as Gloucester Tall Ships. A full list of the events attended and locations visited as part of the public consultation is provided at Appendix 2 of this consultation report.

To increase visibility of officers and raise awareness of the consultation process, a Mobile Exhibition Unit (MEU) was obtained and branded with the City Vision/City Plan brand. Where it was not possible to use the MEU for practical reasons, exhibition boards were used. With both, different forms of engagement were used, including questionnaires, interactive maps and comment walls.

Community events

Proactive efforts were made to ensure engagement with all communities in Gloucester. All Neighbourhood Partnerships were attended by officers, with the aim of raising awareness of the consultation and to generate feedback. A schedule of all Neighbourhood Partnership meetings that were attended is provided at Appendix 2.

Targeted community events were held in two areas of the City; Quedgeley and Hempsted. These areas have ongoing planning issues and it was therefore considered appropriate to consult in this way. In both cases, an event, open to all of the community was organised and advertised accordingly. There was a short officer presentation, followed by a questions and answers session, followed by a public exhibition where officers were on hand to answer questions. An officer from Stroud District Council was present at the Quedgeley event to address cross boundary issues.

In addition, officers specifically sought the views of other communities such as Black and Minority Ethnic (BME) groups, disability groups, the gay community, older and younger residents and local businesses.

How did we raise awareness?

Targeted mail outs

The Council has an adopted Statement of Community Involvement (SCI) from 2005 which sets out who will be consulted, and when, in relation to an emerging planning document. It includes a schedule of 'statutory' and 'non-statutory' consultees that the Council will consult with. However, given changes made by the coalition Government, this schedule was reviewed and amended to ensure it was as up-to-date as possible.

Hard copy letters, consultation documents and questionnaires were sent to all statutory consultees, including the Environment Agency, Natural England and all relevant utilities company. In addition letters or emails were sent to all other 'non-statutory' consultees contained on the consultation database. This included other non-statutory organisations as well as members of the community that have previously registered an interest in the City's emerging planning documents. Over a 1,000 letter/emails were sent to the statutory/non statutory consultees. In addition, nearly 3,000 letters were sent to all residents living adjacent to an existing area of opportunity to notify them of the consultation.

Website

Upon commencement of the public consultation, the consultation documents were uploaded to both the City Council and Gloucester Partnership websites. The web pages provided an overview of the aims of the objectives of the documents and the purpose of the public consultation. Downloadable, printable copies of questionnaires were provided, as well an electronic, online response form. The websites were also used as a way of publicising forthcoming community and road show events.

Moving forward, these web addresses will remain the same and will provide updates on progress or forthcoming events in relation to the City Plan and City Vision. The City Plan web address is www.gloucester.gov.uk/cityplan and the City Vision (Gloucester Partnership) web address is www.gloucesterpartnership.org.uk.

Public Notice

In accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended in 2008), a public notice was published in the local press to notify the local community of the public consultation. A copy of the press notice is provided at Appendix 3 of this document.

Local media coverage

Throughout the consultation period press releases were released and subsequent coverage secured through local media. This included the local newspaper (The Citizen), BBC Radio Gloucestershire, Star FM and Gloucester FM. Articles also featured in local publications, such as Quedgeley News and local Neighbourhood Partnership publications.

Social media

There was an online campaign, where Facebook and Twitter were used to raise awareness of the consultations and publicise forthcoming events.

What were the City Plan consultation key messages?

There were 414 individual representations made specifically to the City Plan scope consultation. Of those responding 59 % supported the document, 10% objected and 31% provided comment without stating whether they were supporting or objecting. In addition 1137 people/organisations responded to the City Vision consultation. Together all these responses will be taken into consideration as part of the preparation of the Draft City Plan.

The following provides a summary of all responses received to the City Plan Scope consultation. Appendix 4 of this report provides full listings of these responses.

General issues

The following general comments were made regarding the City.

- Make Gloucester a good place to live, a healthy city for all its residents, fostering a sense of community and togetherness.
- There has been a steady decline in the appearance of the city centre. There are too many shop units, and they cover too great an area of the centre – need a concentrated shopping area.
- The whole centre needs a good clean-up. Gloucester has become...depressed, dirty, empty and sad. As a city we have more to offer than others with a beautiful cathedral, docks and history...everything that was good about the city has been pulled down or left to decay. I work in Gloucester but as for shopping I'd rather go to Bristol etc...as for the docks...well its been completely ruined.
- The Plans role should not be just about regeneration it should be to guide development as a whole which will include the use of appropriate greenfield land as part of the spatial strategy.
- Deal with problems in the city before bringing more people in.
- Many development areas listed will be started/completed in next 3-5 years. Need to ensure that they take on board City Vision issues.
- The sooner we have an inclusive mechanism for preparing neighbourhood plans then the sooner the community can make decisions about their community for themselves.
- Supports idea of improvement but we need basic overall fairness before we can afford choice.
- Concern over the way the cultural mix of the city is progressing.

Strategy issues

The following strategy issues were raised through the consultation.

- Set out the context of the plan within the JCS and how the City Vision and City Plan fits into aspirations for the area as a whole and the complexity of issues which must be considered.

- The number of sites shown across the City offers various opportunities for housing and business, but will this offer sufficient growth based on the rolling 5 year housing supply? According to current data the growth of the City over the next 20 years will ultimately use these resources; will there be sufficient land available for development beyond 2031?
- Areas outside the City Boundary that **really** should be included for development are: North of the City in Staverton, Innsworth, Churchdown and Shurdington. Between Eastington and Cam, east of the M5. The area to the north of the city is well serviced by road and rail, and has ready access to services denied to Quedgeley residents as a result of uncoordinated development over many years.
- Further development to the south of the principal urban area will only make worse problems in Quedgeley. A period of at least 15 years is required to allow the area to stabilise and develop adequate services.
- Between Eastington and Cam, east of the M5. This area is above the Severn flood plain, below to escarpment, outside the area of outstanding natural beauty, and sufficiently isolated from existing urban areas to allow a new town to be planned and provided. It has excellent links to the road system and an existing train station used by many Quedgeley residents commuting to Bristol.
- While Gloucester, Cheltenham and Tewkesbury have a beautifully coordinated development strategy, there appear to be several totally uncoordinated, huge developments imminent in Stroud District.
- The assessment of employment land **must** include all allocations up to 3 miles outside the City boundary. Employment uses outside the City boundaries are likely to undermine the potential for redevelopment of brown-field sites within the City.
- Concerns about further growth to the South of the City and the drain this may have on infrastructure in the area - this is unsustainable for the City.
- Much of the new housing and employment land will need to be delivered outside of the City's administrative boundaries but feel that the authority, if possible, should have a say in developments and section 106 monies that come in for those new areas.
- Develop North of the City - Junction 11a should be considered for further development as it has much better traffic flow than the other two motorway junctions.
- The historic environment is a key player in the regeneration of the town on a wider strategic basis. The City Vision should be closely aligned and cross referenced with the aims and objectives of the Joint Core Strategy as that work also progresses.
- There should be more mixed use sites rather than just housing developments or employment use. Mixed use, housing, employment and leisure all over the county, not just concentrated in the city centre.

City Plan key points

The consultation raised the following key areas to be addressed through progression of the City Plan.

- Focus on city centre first,
- Encourage provision of more facilities for the city to improve its attractiveness,
- Protect open space,
- Provision of Affordable Housing,
- Employment – provide jobs,
- Give the Natural Environment a higher profile,
- Protection of Historic Environment,
- Address transportation issues in the city,
- Greater emphasis on Crime and Safety,
- Invest in Sport,
- Balance Infrastructure provision and growth,
- Waste and Recycling,
- Retail issues,
- Improve allotment provision,
- More youth facilities,
- High quality design,
- Flooding issues – Do not build on flood plains.

Site issues: Existing Areas of opportunity

The City Plan sought a review of previously identified key areas of opportunity within the city with respect to relevance, suitability and use. Full comments of responses are provided in Appendix 4 with the following providing an overview.

- **Kings Square and Bus Station**
Support given to this primary regeneration site which will improve the city centre environment, deliver a step change in the city's retail performance and act as a catalyst for attracting future city centre investment. This scheme is a priority for the City as a whole.
- **Greater Blackfriars**

Support given to this key site and the importance of its linkage to the city centre and to public open space and amenities. Suitable for residential, retail and employment. Develop a concert hall.

- **The Quays**

Some support for the regeneration but concern over amount of housing proposed. Requests for open space to enjoy area and more leisure uses. Monk Meadow unlikely to achieve 1000 units of accommodation. Bakers Quay opportunity for strong, mixed use development

- **Clearwater Drive**

The County Council is promoting this site as an opportunity for enhancing public open space and amenity land as part of a residential housing scheme. There is strong local opposition to these proposals which seek protection of all the open space at Clearwater Drive from development and retain the site as formal public open space for community use and wildlife enjoyment. In addition to this site further public open space is required close to Quedgeley community.

- **Land at Leven Close**

Various redevelopment suggestions submitted for this site including limited housing combined with an opportunity to increase public open space as well as a community/youth facility and additional parking to help with school run peaks.

- **Railway Corridor**

Support given for redevelopment of this brownfield regeneration site. Allstones site to be located elsewhere. However, difference of opinion on end use. More shops/supermarket and housing was not supported, Considered suitable for light industrial, sport and entertainment, for an urban green space for different leisure uses and a railway station location.

- **Land South of Barnwood Road and East of Eastern Avenue**

Seek consideration of this site for housing development rather than employment led regeneration.

- **Blackbridge Allotments**

Subject of a planning application. Promoted as a sustainable location for housing, enhance community space and provide improved allotments. Concern over amount of housing and impact on allotment provision as well as safety issues related to making the current cycle path between Stroud Road and Cole Avenue into a road.

- **Hempsted MOD site.**

Objection received to redevelopment of this site with a suggestion of making this into a nature reserve. Others stated that if development did proceed there was concern over gated access to Honeythorn Close and need for high cost housing to ensure a viable scheme given site constraints.

- **Mayos Land.**

This site should be allocated for public open space to address shortfall in Quedgeley. *Please note that this site now has a residential planning permission and cannot therefore be considered further as an area of opportunity within the City Plan.*

- **Land to the East of Waterwells Business Park.**
Finish development on Land East of Waterwells and address local residents issues. Concern regarding oversupply of employment land at Waterwells, requests to consider an employment allocation for B1, B2 and B8 uses and some residential development to support provision of new infrastructure to open up the site with provision of open space linked to Hunts Grove plus reserve some land for a rail station.
- **RMC site, Waterwells Business Park.**
Reserve for commercial leisure use rather than for employment purposes.
- **Canal Corridor**
Support for its inclusion for redevelopment however need to protect the canal from pollution.
- **Clifton Road triangle**
Mixed response. Support for residential use also considered suitable for mixed use development given surrounding area has changed and is very commercial in appearance.
- **Land adjacent to Walls Factory, Barnwood**

The site should be extended to include existing leisure buildings and a new comprehensive mixed use scheme considered. Do not build on flood plain.
- **Wellman Graham/Contract Chemicals Site**

Do not build on flood plain.
- **Tarrington Road Works**

Sensitive redevelopment to remove eyesore. Need to get housing mix right and provide two car parking spaces per household to avoid parking problem in the area.
- **Greater Greyfriars**
Support uses in current planning document.
- **BT Site/ British Gas Site, Bristol Road**
Protect the canal from pollution.

Neighbourhood's identified for improvement

The City Plan provided opportunities for respondents to identify neighbourhoods that sought improvements in their area. The following locations were identified. Further details on these improvements are provided in Appendix 4:

- **Tuffley** – improvements to areas of deprivation, important to maintain local services
- **Kingsholm** – protect green space, areas need tidy up, stop creep of city centre
- **Quedgeley** – more facilities for young people, retention and improvement of open space provision, no more development, more community facilities, growth of small/medium businesses, management of the location of social housing should be improved,

- **Hempsted** – open space provision, lack of community facilities, capacity of Hempsted Lane, Public house concerns.
- **Moreland** – transport issues
- **Tredworth** – transport issues, areas for development
- **Armcroft Park** – poor condition – needs addressing.
- **Elmbridge** – transport issues

Newly identified Areas of Opportunity

A number of new areas of opportunity have been suggested for further consideration through the City Plan process. The following sites have been submitted by the development industry, by land owners and by members of the public and have been suggested for development purposes or as improved areas of open space. More information is provided on these sites in Appendix 4 with the following providing a summary of the representations received.

- **St Oswalds**
There remains a significant parcel of land within St. Oswalds that has not been developed. This part of the city has the potential to deliver high quality jobs, homes and shops and assist in delivering the vision for the city. The site is being promoted as an area of development opportunity for mixed use development.
- **Gloucester Mail Centre**
The Gloucester Mail Centre, Eastern Ave site may be made available for re development, subject to suitable re – provision within the City Plan period 2031. The 2.25 ha site is being promoted for a mixed use development possibly including convenience/food retail, employment uses and possibly hotel use.
- **Land at Concroft Lane, Matson**
An 8.8 ha site at Concroft Lane, Matson is being promoted for residential and commercial development. According to the promoters of the site it is considered to be outside the Green Belt, is capable of developing sustainable development, lies in close proximity to a range of community services and facilities and the Landscape Character Area is not considered to be a constraint.
- **Land South of Grange Road**
Land south of Gloucester is being promoted as a suitable and available mixed use extension to the city which is located in a sustainable location, provides a natural extension, is close to services and facilities, has no constraints related to archaeology and biodiversity, the site can be accessed off the local network. With respect to landscape the site is considered generally below quality, is flat and heavily influenced by urban activity.
- **Land to the East of Hempsted Lane**
Land to the East of Hempsted Lane is being promoted for residential purposes with appropriate developer contributions towards required infrastructure creating a central park within Hempsted. The area can also provide an area off street public parking if this is required locally. The Landscape Character Area and Prime Biodiversity designations are not considered reasons to prevent development of the area. Appendix 4 provides a summary of the consultation responses received regarding open space provision and residential development.

- **Former Bishops College site**
Gloucester Academy is relocating to a new site and this site will then become available for development.
- **Hucclecote Centre**
This training/conference centre has closed due to County Council rationalising its assets. A planning application for residential development has been submitted.
- **Former Fire Station Site, Eastern Avenue**
A new fire station is planned at Shepherd Road and this site will become surplus. It is being promoted for employment, retail or residential.
- **Wheatridge site**
This site is potentially redundant to the needs of the County Council and is being promoted for residential use.
- **Land adjoining Walls Roundabout, Barnwood Road.**
This site could be developed jointly or separately to Land south of Barnwood Road and East of Eastern Avenue and is being promoted for residential use.
- **The Bus Depot in Kingsholm**
It is suggested that the depot should be moved out of City Centre and the space redeveloped as residential. The buses cause congestion and pollution. It is a semi-industrial activity that should not be in a residential area. The site on main route into town is unprepossessing. Redeveloping as housing would help keep a viable population in city centre.
- **Land off the A38 at Quedgeley**
Land off the A38 at Quedgeley is being promoted as an area of opportunity suitable for retail purposes.
- **The industrial units in Alvin St**
These units are being promoted for redevelopment for residential.
- **Old art's college**
It's an eyesore
- **City Centre**
The City Centre is promoted as an Area of opportunity made up of small development opportunities eg creation of accommodation above shops particularly in the Gate Streets and bring empty buildings into use.
- **The land behind Llanthony Priory and between the college and Sainsbury's.**
It is suggested that the land behind Llanthony Priory and between the college and Sainsbury's looks very neglected but should be a showcase for Gloucester and is has been suggested for additional open space uses.
- **Eastgate shopping centre** needs major attention and so does Kings Square and any empty shops
- **Out of town shopping with better parking**

- **Quays - by Sainsbury**
Promoted as an opportunity to build a new football ground with business conference facilities, hotel nearby, a major attraction (which doesn't drag shoppers away from the city centre)
- **Former Kwik Save**
Located at the bottom of Northgate Street. Promoted as suitable for retail and housing. Would increase footfall, sustain local businesses and improve entrance to town centre from the north.
- **Tredworth**
Request to highlight more sites in the Tredworth area for development – more people would support local shops and other amenities bringing financial benefit to the area. Affordable housing could also be achieved.
- **Alney Island**
Considered to have a vital role in improving quality of life for residents. This will deliver City Vision key elements for health, improved environment, access to nature and act as a hub around Gloucester Vale Flood Plain Regional Park
- **Peel Centre**
Suggested that dependent on Quays Development Phase 2 this could involve proposals for the demolition of the cinema and submission of a retail development in its place.
- **Waterspace**
River/Docks and Canal are promoted as an opportunity to develop through more effective use of the waterfront.
- **Hempsted Market site**
Easier access for pedestrians and cyclists. Develop for traders and have more trading days
- **Hempsted Tip**
New development area at the tip when reclaimed for recreation

JCS specific Gloucester Comments

The following Gloucester specific comments were made to the Joint Core Strategy consultation in late 2009/early 2010. These are detailed matters for City Plan consideration and therefore need to be taken on board in this paper.

Gloucester specific:

- Priority should be given to the regeneration of the Kings Quarter, Blackfriars and Greyfriars in line with Gloucester Heritage Urban Regeneration Company (GHURC) proposals.

- Set out GHURC's programme area, key projects, and programmed outputs for each site.
- Expand the city centre to take in the Western Waterfront areas to the west and north-west.
- Improve linkages between the city centre, the regeneration areas around the waterfront, and the existing retail facilities at St Oswald's Park.

Gloucester – areas of opportunity promoted for development and consideration through the Joint Core Strategy process.

- All GHURC sites – suitable for mixed-use development
- Kings Quarter – suitable for mixed-use development
- Land at Naas Lane – suitable for employment development
- The Knoll, Stroud Road – suitable for housing development
- Helipebs (Holdings) Ltd land at Sisson Road – suitable for housing development
- Corncroft Lane, Matson – suitable for housing development
- Sylvanus Lyson's Charity land at Hempsted – suitable for housing development
- Hempsted Lane – suitable for housing development
- Gloucester Railway Triangle – suitable for a new prison
- Gloucester Railway Triangle and Great Western Road Yard – suitable for housing development.
- Site SUB17 – suitable for housing development
- Winneycroft Farm – suitable for housing development
- Elmbridge and Pirton Court – suitable for housing, mixed-use, park and ride, transport hub
- Eastern Avenue/Barnwood – suitable for employment development
- Bristol Road/Olympus Park/Waterwells – suitable for employment development
- Gloucester Business Park – suitable for employment development
- Include Eastern Avenue in proposed regeneration sites

Generic Planning Policies

Overall there was support for all policy areas identified in particular design, protection of open space, wildlife and ecology, sustainability, provision of community facilities and density of development were highlighted. The Joint Core Strategy will provide the strategic policy framework with the City Plan interpreting this at the local level. The following provides a summary of responses received:

What matters to you about new development?	Would like to see more progressive approach to mitigating car use. Parking is key in relation to suburban development but this may relate to the lack of an effective public transport system or a lack of neighbourhood facilities
Parking	
Provision of community facilities	Identified as a key issue in Kingsway and other developments (Tewkesbury) where triggers mean that facilities are delayed whilst awaiting for construction of dwellings.
Design	Essential
Density of development	Delivering high density at high quality with sufficient amenities and POS is one of the key challenges of the regeneration project

Access to open space	within the City. It is not being achieved at Greyfriars where compromises are having to be made in order to deliver the scheme Essential-needs to be in close proximity and connected across the City
Access to employment opportunities	Essential
Access to facilities by walking/cycling	Essential principle of a City of short distances
Reducing carbon emissions	Essential links to principle of improving public transport and design and density of inner city developments
Sustainability	Essential
Protection of wildlife/ecology	Desirable, given much of regeneration is on contaminated sites it is possible regeneration may change habitats; this planning gain may be seen as desirable over retention of existing habitats.
Affordable housing	Essential- in order to support economic prosperity we need to ensure affordable house is provided for those unable to access market house. The broader issue of affordability is also key and this in turn links to issues of density design and mix.
Encouraging retail uses in city/local centres	Essential- principle of a City of short distances
Protection of employment land	A flexible approach needs to be taken to employment land to allow for live work development or sustainable access to employment

The following general policy comments were also made:

- Regarding the development areas, where residential and employment are to be mixed, can we provide better separation of the two, and give people a better environment?
- Why incessant need for housing and retail? Stop housing one parent families and address problem
- Deal with problems in the city before bringing more people in
- Support windfall sites as it's not always possible to anticipate release of strategic land.

Core Principles

The following core principles were raised that should inform the emerging City Plan:

- The Plan needs to include the following key objectives and then the spatial principles behind the approach to planning.
 1. Conservation of identity and strengthening of the neighbourhood
 2. Expansion of public transport and its interconnections
 3. Wise use of resources minimising land take
 4. Safeguarding and interconnecting green spaces
 5. Supporting existing jobs and creating new and innovative ones
 6. Delivering social cohesion
 7. Ensure community facilities and amenities help communities flourish and engage
- **Diversity Safety Tolerance** (Covering your prosperity your community your environment)
 - Balanced age and social profiles within neighbourhoods
 - Appropriate workplaces
 - Facilities public and private infrastructure for all generations with the provision of well managed places balanced with free spaces
 - Provision of full range of facilities especially for very young or very old (most vulnerable in our society)
 - Integration of all strands of society irrespective of ethnicity age or gender
- **City of Short distances (Your Communities Your Environment)**
 - Enhancing existing facilities and introduction of new facilities
 - Improving infrastructure and design to minimise the need car use and improves environmental quality
 - Development of public transport, pedestrian and bicycle networks should be given priority over the use of private motor vehicles
- **Public Transport and Density (your environment)**
 - Public transport needs to be closely integrated with the urban design vision with increased density along public transport routes brought about in a sensitive and substantial manner
Land uses with civic function and or high frequency of use should be located in close proximity to public transportation nodes
- **The plan should also consider principles in relation to the planning process and Gloucester's approach to it such as:**
 - Continuing to work with communities on their collective vision
 - That Outputs should be fed directly in to the planning process and help create transparency
 - All parts of the City's population should be engaged

Document Structure

The following comments were made with respect to City Plan layout and structure:

Consideration should be given to the structure of the City Plan whereby separate chapters are formulated for each neighbourhood following sections with City wide issues including the strategic housing and other development requirements to be met within the Plan area and the needs for affordable housing. Such locality chapters would allow consideration of the localism agenda and the formulation able to address those objectives effectively.

Certain challenges exist in terms of bringing forward developments where significant constraints exist on the sites e.g. contamination which affect viability, this subsequently puts pressure on viability design density etc.... The City Plan has to start to identify which principles are most important in getting regeneration up and running regardless of scheme quality or delivering high quality schemes or possibly some middle ground.

Where do we go from here?

The results of this initial City Vision/ City Plan consultation, continuous meetings and emerging evidence base will all be used to formulate a draft plan for the City providing a development framework up until 2031. The draft plan is anticipated to be subject to a further round of consultation in Spring 2012.

Appendix 1 City Plan Questionnaire

Your Details

Name _____
Organisation _____
Postal Address _____
_____ Postcode _____

Internal Office Use Only

Ref 1 _____
Ref 2 _____
Ref 3 _____
Ref 4 _____
Ref 5 _____

City Plan Scope 2031

Questionnaire

The Council is seeking your views on the City Plan Scope document. This questionnaire is available for you to complete and return to the Council using the contact details set out below:

General Scope of the City Plan

Q1 Do you support the general scope of the City Plan or should the subject matter include something else?

Yes No

Comment _____

Areas of Development Opportunity

Q2 Are the areas of development opportunity the right areas of opportunity or should others be included? If so, please set out where, why and for what type of uses?

Where _____
Why _____
What type of uses _____

Q3 Is there an area of development opportunity that you would like to specifically comment on? If so what is your comment?

Location of area of development opportunity _____
Comment _____

Q4 If you are a resident living in close proximity to an area of development opportunity, how could its development help provide other improvements to your local area?

Location of area of opportunity _____
Comment _____



Q5 Whether or not you live near to an area of development opportunity, please can you tell us whether you would like to see improvements in your neighbourhood to make it a better place to live?

Location of neighbourhood _____

Comment _____

Generic Planning Policies

Q6 What matters to you about new development?

- | | |
|--|--|
| <input type="checkbox"/> Parking | <input type="checkbox"/> Provision of community facilities |
| <input type="checkbox"/> Design | <input type="checkbox"/> Sustainability |
| <input type="checkbox"/> Density of development | <input type="checkbox"/> Protection of wildlife/ecology |
| <input type="checkbox"/> Access to open space | <input type="checkbox"/> Affordable housing |
| <input type="checkbox"/> Access to employment opportunities | <input type="checkbox"/> Encouraging retail uses in city/local centres |
| <input type="checkbox"/> Access to facilities by walking/cycling | <input type="checkbox"/> Protection of employment land |
| <input type="checkbox"/> Reducing carbon emissions | |

Q7 Have you any other comments you would like to make on this document?

You can respond in the following ways:

- On line at www.gloucester.gov.uk/cityplan.
- By downloading the PDF response form from our website
- By completing a response form at any of our deposit locations shown overleaf

Completed questionnaires can be sent by:

Post: Spatial Planning & Environment Service Manager
Gloucester City Council
Spatial Planning & Environment (City Plan)
Herbert Warehouse
The Docks
Gloucester
GL1 2EQ

Fax: 01452 396668

Email: spatialplanning@gloucester.gov.uk

Please return this questionnaire by **Tuesday 23rd August 2011** at the latest.

Please note that any comments you make are public documents.

Thank you for taking the time to complete this questionnaire. Your views will be used to develop the City Plan further. We will consult again during Spring 2012.

If you need help to understand this document or would like it in another format or language, please contact **Spatial Planning & Environment on 01452 396848**.

**GLOUCESTER
CITYPLANSCOPE**

www.gloucester.gov.uk/cityplan **May 2011**

DEPOSIT LOCATIONS

Address	Opening Times	Contact Details
Gloucester City Council Herbert Warehouse The Docks Gloucester GL1 2EQ	Mon-Fri: 08.45- 17.00	Tel: 01452 396396 Email: heretohelp@gloucester.gov.uk
Gloucester Guildhall 23 Eastgate Street Gloucester GL1 1NS	Mon-Fri: 08.30-23.00 Sat: 09.00-23.00 Sun: Closed	Tel: 01452 503050 Email: guildhall@gloucester.gov.uk
Gloucester Library Brunswick Road Gloucester GL1 1HT	Mon, Tues, Thurs: 09.00-19.00 Weds, Fri: 09.00-17.30 Sat: 09.00- 16.00 Sun: Closed	Tel: 01452 426978 Email: gloucester.library@gloucestershire.gov.uk
Gloucester Tourist Information Centre 28 Southgate Street Gloucester GL1 2DP	Mon: 10.00-17.00 Tues-Sat: 09.30-17.00 Sun: 11.00-15.00 (July & Aug only)	Tel: 01452 396572 Email: tourism@gloucester.gov.uk
Hucclecote Library Hucclecote Road Gloucester GL3 3RT	Mon-Wed, Fri: 09.30-13.00, 14.00-18.00 Tues: 09.30-13.00, 14.00-19.00 Sat: 09.30-16.00 Sun: Closed	Tel: 01452 619577 Email: hucclecote.library@gloucestershire.gov.uk
Longlevens Library Church Road Longlevens Gloucester GL2 0AJ	Mon, Tues, Fri: 10.00-13.00, 14.00-17.30 Weds: 14.00-17.30 Thurs: 10.00-13.00, 14.00-19.00 Sat: 10.00-16.00 Sun: Closed	Tel: 01452 525952 Email: longlevens.library@gloucestershire.gov.uk
Matson Library Winsley Road Gloucester GL4 6NG	Mon: 10.00-13.00, 14.00-17.00 Tues: 14.00-17.00 Weds: 10.00-13.00 Thurs: 10.00-13.00, 14.00-19.00 Fri: Closed Sat: 10.00-13.00	Tel: 01452 524370 Email: matson.library@gloucestershire.gov.uk
Quedgeley Library Bristol Road Quedgeley GL52 4PE	Mon, Thurs: 09.00-18.00 Tues: 09.00- 20.00 Weds: Closed Fri: 09.00-19.00 Sat: 09.00-16.00 Sun: Closed	Tel: 01452 721233 Email: quedgeley.library@gloucestershire.gov.uk
Tuffley Library Windsor Drive Tuffley GL4 0RT	Mon, Fri: 09.00-13.00, 14.00-17.00 Tues: 14.00-17.00 Weds: Closed Thurs: 10.00-13.00, 14.00-19.00 Fri: 09.00-13.00, 14.00-17.00 Sat: 10.00-14.00 Sun: Closed	Tel: 01452 522160 Email: tuffley.library@gloucestershire.gov.uk

Appendix 2 - Consultation Events

Area Based

- Three Bridges Neighbourhood Partnership Meeting
- Matson and Robinswood Neighbourhood Partnership Meeting
- Barton and Tredworth Neighbourhood Partnership Meeting
- Barnwood Fun Day
- Elmbridge Neighbourhood Partnership
- Quedgeley Parish Council
- Picnic in the Park, Armscroft park formal gardens
- Barnwood Neighbourhood Partnership Meeting
- Mobile display unit in Kings Square (Westgate)
- Quedgeley Parish Councillors and Residents' Meeting
- Kingsholm and Wotton Neighbourhood Partnership Meeting
- Longlevens Neighbourhood Partnership Meeting
- Abbey Community Day
- Morrisons - Abbey
- Kingsway Funday
- Podsmead Community Day
- Adsa - Barton and Tredworth
- City Centre Community Partnership
- Tesco at Quedgeley
- Hempsted Community Event
- Conservative, Lib Dem and Labour Groups
- Hucclecote Community Centre
- St Peter's School Fete, Tuffley

Targeted

- Gloucestershire College: Young People aged 14-18 (3 sessions)
- G15 Youth Project - Video Diaries
- Social Media Youth Group
- Attending Gloucester Voluntary Sector Forum
- Gay Pride - Gloucester Park
- Walk about in Barton and Tredworth
- Workshop with Friends of Shopmobility (disability group)
- University of the Third Age (over 50s)
- Gloucester FM
- Planning Access Group
- St Oswald's Extra Care Village

Appendix 3 - Public Notice

Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended).

Gloucester City Council City Plan Scope Consultation-Have Your Say!

A twelve week public consultation exercise is taking place until 23rd August 2011 on a new planning document called the City Plan. The City Plan Scope provides an overview of what the new City Plan will contain and invites your comments. On adoption it will form part of the emerging Local Development Framework for the City and will set out the planning policies to guide the ongoing regeneration/ development up until 2031.

The City Plan needs to be read in conjunction with the emerging Joint Core Strategy (www.gct-jcs.org) which provides the strategic context for the city plan and the emerging City Vision (www.gloucesterpartnership.org.uk) which is being prepared by the Local Strategic Partnership for Gloucester and is also out to consultation alongside the city plan.

The City Plan Scope and questionnaire can be viewed/downloaded from the Council's website at www.gloucester.gov.uk/cityplan, or is available at the deposit locations shown below. Copies of the document can also be obtained on request by contacting the Spatial Planning Team on 01452 396848, or by emailing spatialplanning@gloucester.gov.uk. In addition the team will be present at lots of community events to collect comments. To see where events are being held please check the websites.

- **Gloucester City Council** (Tel: 01452 396396 Email:heretohelp@gloucester.gov.uk)
Mon-Fri: 08:45-17:00
- **Gloucester Guild Hall** (Tel: 01452 396396 Email:heretohelp@gloucester.gov.uk)
Mon-Fri: 08:30-23:00, Sat: 09:00-23:00, Sun: Closed
- **Gloucester Library** (Tel: 01452 426978 / Email: gloucester.library@gloucestershire.gov.uk)
Mon, Tues, Thurs: 09:00-19:00, Weds, Fri: 09:00-17:30, Sat: 09:00-16:00, Sun: Closed
- **Gloucester Tourist Information Centre** (Tel: 01452 396572 /
Email: tourism@gloucester.gov.uk) Mon: 10:00-17:00, Tues-Sat: 09:30-17:00,
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- **Hucclecote Library** (Tel: 01452 619577 / Email: hucclecote.library@gloucestershire.gov.uk)
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Sun: Closed
- **Longlevens Library** (Tel: 01452 525952 / Email: longlevens.library@gloucestershire.gov.uk)
Mon, Tues, Fri: 10:00-13:00, 14:00-17:30, Weds: 14:00-17:30, Thurs: 10:00-13:00, 14:00-19:00,
Sat: 10:00-16:00, Sun: Closed
- **Matson Library** (Tel: 01452 524370 / Email: matson.library@gloucestershire.gov.uk)
Mon: 10:00-13:00, 14:00-17:00, Tues: 14:00-17:00, Weds:10:00-13:00, Thurs: 10:00-13:00,
14:00-19:00, Fri: Closed, Sat: 10:00-13:00
- **Quedgeley Library** (Tel: 01452 721233 / Email: quedgeley.library@gloucestershire.gov.uk)
Mon, Thurs: 09:00-18:00, Tues: 09:00-20:00, Weds: Closed, Fri: 09:00-19:00, Sat:
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Responses should be sent to the Spatial Planning & Environment Service Manager, Spatial Planning & Environment Service, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

Alternatively they can be emailed to spatialplanning@gloucester.gov.uk or faxed to 01452 396668.

All responses to the City Plan need to be received by 5pm on 23rd August 2011.

**Appendix 4 City Plan
Consultation Responses**

Focus on city centre first

City Centre focus for development

The Plan should also aim to give investors in the City Centre confidence by reinforcing the city centre first thrust of national planning policy guidance and restricting competing retail development that may be proposed outside the city centre.

Gloucester City Council needs to have greater thought and design in its planning to encourage shoppers and better retailers to set up shop. It has a great heritage (cathedral, docks and **lod** buildings) and these could be linked by more attractive routes and retail opportunities. Dockside should be allocated for bars, restaurants not more apartments.

More emphasis on housing in the heart of the City Centre It will bring life back into the centre if people lived there.

The City Centre needs the smaller more interesting shops (eg Stan the Man's).

Gloucester does not want any more shopping complexes in Kings Square or Brunswick while there are so many empty shops - the shopping area in Spread Eagle Way appears to be empty. Need to conserve buildings rather than demolish.

All main areas of Northgate, Eastgate, Southgate and Westgate should be thought about. Especially Eastgate market which is a mess.

Clear clutter from the pedestrian area and put stall holders into empty shops and enlarge Eastgate indoor market

Good quality shops and parking

Generally Gloucester needs tidying, Gloucester needs a better looking Bus station, the Job centre should be in the centre of town not 1/2 mile away and we need someone to bring more festivals to Gloucester. Main areas - Bus Station, Kings Square, Eastgate market, spread Eagle way - need urgent attention.

The city centre at the moment is in need of change. Major redevelopment of the centre could include replacing more recent development with new flats, perhaps in new buildings based on older models and with green spaces and trees. Attention could then be given to what types of shops work. At the moment the centre of Gloucester (apart from the Cathedral close and docks) is a place few like to visit.

Make maximum use of under utilised land within the boundary to demonstrate sustainability and best use of land. Strongly support reuse of identified city plan identified sites. In particular Greater Blackfriars and Railway Corridor provide highly sustainable and exciting opportunities for new development and have capacity to deliver the ongoing vision/high quality

jobs/homes and shops.

Supports improvement for the city but we need basic overall fairness before we can afford choice.

Graffiti – Instant reports from public – Council target response and impose fines.

More facilities for the City

Why is there so much emphasis on housing when leisure facilities are woefully lacking? There is nothing to encourage anyone over the age of 25 into the city at night.

There is not enough of anything in Gloucester to encourage people into the city. New tourist attractions are needed - leisure/theatre/ ice skating rink

The council should visit Poole and see Tower Park where in one place there is a water park, bowling, food court and a cinema, This could be built at the current bowling centre.

Gloucester has so much to offer with its historic past and this should be built upon to encourage tourism and festivals to the area. To celebrate Gloucester's history how about a new series of Blue Plaques in all the historic areas?

Provide a geo map in Kings Square like the one on the Forest of Dean near Speech House. This could be achieved in collaboration with the Gloucestershire Geology Trust. It would give a fascinating insight into Gloucester's history and heritage and would be a focal point for visitors to the city. A Geo map is a map detailing all the different types of stone and mineral to be found locally.

The leisure element of the City is missing from the Plan. There are lots of things to do in the City, GL1, City Farm, open spaces and parks etc and we need to sell Gloucester as a nice place to live, work and visit.

Need an Arts and Crafts centre in the docks

Address cultural facilities and activities eg museums and galleries, libraries, places of worships and theatre. Retain existing premises and enhance. A vibrant cultural life is a necessary ingredient of sustainable communities and contribute to local distinctiveness, stimulate pride and a sense of belonging and support individual well being. PPS4 EC2 – encourage a diverse range of complementary evening and night time uses which appeal to a range of age and social groups.

Provide decent venues to encourage visitors to come to Gloucester in the evening, currently there is only the Guildhall, which isn't publicised enough. The only people who visit Gloucester in the evenings are under 25 and going on a pub crawl before walking down Eastgate St to visit any one of the numerous burger bars.

Gloucester does not need any more shops, pubs or night clubs but it is lacking in good restaurants (not cafes) and the decisions made will affect future visitors and jobs. As well as the structural nature of the town in respect of buildings we

need to develop ideas for entertainment for all ages and abilities not just nightclubs and bars.

Protect open space

Areas for opportunity are a good focus, but it would offer some security to also show areas of protection from development.

Protect green spaces from development.

No area currently used for sport should be allowed to be developed

Do not want to see housing built in the city centre and agree it should be on the edges of the city as not to overload the inner city areas and reduce the limited amount of green space we currently have.

Make sure we don't build on greenfield sites. There are lots of brownfield sites which should suffice

Ensure there are green spaces between blocks of houses, and provide houses with adequate gardens. Put proper cycle paths alongside the roads,

Public open space must be provided at the rate of 2.8Ha per 1000 population, with occupancy rates calculated at not less than 2.41 persons per dwelling (the current average for Quedgeley). Where individual sites of one dwelling or more cannot provide open space of at least 500m² then a commuted sum equivalent to the cost of development land must be taken and reserved for the provision of public open space elsewhere.

Undertake an Open Space Strategy - protect open space/playing fields from development pressure.

The Cathedral and its precinct is one of Gloucester's most important assets. One of the main issues we would hope can be addressed though this work is how the area of land around the main front to the cathedral is treated in the future. We would encourage the removal of the car parking and reinstatement of a precinct more in keeping to the setting of the cathedral.

Built on St Peter's School field destroying wildlife

Affordable Housing Provision

It is known that the major cost of providing affordable housing is the cost of the land occupied. Therefore affordable housing should promote the provision of self build plots to avoid the need to for management associations and companies.

Turn empty shops into living accommodation for affordable housing, first time buyers and senior citizens

Employment

Too many empty employment buildings – do not build anymore

The City needs to decide what sort of business and growth it wants, then offer Enterprise Zone type tax breaks to those industries.

The Plan could be a little bit more innovative and forward thinking, especially with laying out a clear direction for economic land in the City.

There needs to be more thought about the well paid jobs that could be lost to the city and county if major employers are pushed out of their present sites. Replacing these jobs with part time retail ones may make the city look pretty but will not help its economy. It does not go into enough detail about parking and access to the city. The present system seems to be stifling the life out of the city centre.

We must keep the city's history and make the city more inviting for industry.

Gloucester City should use regeneration as an opportunity to provide jobs and skills training rather than employ national companies. Providing local jobs and skills training means local profits for local companies which can re-invest their profits locally. Local jobs means incomes that will primarily be spent locally, again boosting the local economy. Local jobs means less unemployment and housing benefits. Bring more local jobs in for people who have been unemployed or for those who cannot get on job seekers

Gloucester should consider to provide free roof and cavity insulation - following the excellent examples of Kirklees, Sheffield and Leeds. According to local councillors there, for each pound spent another 4 were generated for the local economy, creating local hundreds of jobs year on year. And residents were able to be healthier, and pay less on fuel bills, leaving more disposable income to spend in the local shops. A win-win situation for all!

Natural Environment

The City Plan should encourage native woodland creation as a key delivery tool for urban design and green infrastructure. Woodland creation is especially important for both landscape and biodiversity (helping habitats become more robust to adapt to climate change, buffering and extending fragmented ancient woodland), for quality of life and climate change (amenity & recreation, public health, flood amelioration, urban cooling) and for the local economy (timber and woodfuel markets)

The City Plan needs to give the natural environment, and green infrastructure in particular a higher profile. Green infrastructure will provide opportunities for biodiversity enhancement, create areas of recreation, and enhance quality of life for residents and visitors. A high quality natural environment is key to sustainable development in the city. Green infrastructure should be considered in the strategic planning of development sites and not at a late stage in development.

Development, especially on the rural/urban fringe, must be sensitive to the landscape context. There should be more emphasis on the natural environment as a way of improving peoples living conditions and making Gloucester a more attractive place to run a business in. A wildlife strategy is missing.

The planting of trees alongside public pavements & walkways should be provided to give shade and cover from the rain.

Impacts on the natural environment, particularly on protected sites such as SSSI's, should be minimised.

Development on the edge of the city should also respect the landscape context of the area, using the Landscape Character Assessment to influence the siting, scale etc. of new development.

The rural/urban also needs to be designed with care, using 'green fingers' to soften the rural/urban edge.

Historic Environment

Gloucester's immensely important historic environment needs to continue to positively contribute to the regeneration of its centre. This should be underpinned by an understanding of Gloucester's designated and undesignated heritage assets and the contribution they provide to its different character areas.

The historic environment can create a sense of Civic Pride and social and cultural bonds to the city more naturally than any other form of cultural asset. Therefore, there should be more emphasis on the role of the historic environment in the regeneration potential for the town and that the current version is not strong enough in underlining this important role.

One of the greatest assets of the city is in its underground wealth of archaeology. There is a need to recognise and embrace this as a positive feature to the city's fundamental make-up.

Under Environment we would, therefore, strongly advise that there should be a priority dedicated to this aspect of the city. Perhaps it could be handled as another opportunity to educate through community-led archaeological projects and interpretation. Archaeological sites and finds and historic landscapes should also influence the design of new development and should also be covered in these objectives.

We would ask that the English Heritage "Streets for All" Manual should be used to guide and advice on the most appropriate methods of securing high quality public realm without detriment to the historic environment. This is especially important in terms of any Highway or open space improvements that may form part of this strategic over-view.

Transport

Little mention of transportation links to, and in, the city, in this plan.

The scope makes little reference to transportation issues and future aspirations/vision. The Council will have to improve transport infrastructure and opportunities for transportation. The Network Rail Great Western Route Utilisation Strategy (March 2010) sets out the strategic vision for the future of the railway network for the city area.

Railfuture - Severnside would like City Plan to develop improvements to Public Transport with a view to more convenient interchange between trains and buses at Gloucester Station. There is a case for additional stations within the city but this must not downgrade existing station. Need to coordinate train services.

Seek the separation of traffic and pedestrians; the eradication of traffic fumes by encouraging the use of catalytic converters in motor vehicles; electric car "plug-in" stations; improved cycle routes, etc.,

Car parking charges must be reduced if the city is to compete with out of town retail parks. The days of trying to force people onto public transport are over. If the people with money to spend can't take their cars they don't go!

Quedgeley Severn Vale, Copeland Park Estate (Nr Bodium Ave) - Getting in or out of the estate requires that you drive through Quedgeley which increases the traffic through that area. When this development was built slip roads onto the quedgeley bypass should have been created. Also link through into Kingsway should be opened to allow cars to get out on to the Quedgeley bypass also.

Footpaths are a health and safety hazard – slippery, broken glass, blocked drain, dog mess – See poor condition of Kings Barton Street.

Bring back dog licences and use money to clean streets and mend footpaths – Footpaths in Sedgemoor Road are unsafe for disabled and partially sighted.

Crime and Safety

There should be a greater emphasis on creating a city free from crime through the effective design of new developments or the sympathetic regeneration of existing areas.

There is a need to develop a sense of community in areas in order to reduce deprivation, crime rates etc.

Gloucestershire Constabulary would like to ensure continued opportunities of consultation with the Crime Prevention Design Advisors; this consultation will work to provide safe and secure layouts and building design. Additionally we would like to see a continued involvement from our Estates department to apply for Section 106 and Community Levy funding to ensure effective policing of the city into the future.

Gloucestershire Constabulary has a vested interest in every community and every member of the Police service is working across the City to make it a safe place to live and work. The proposed areas of opportunity should be designed and built to limit the opportunities of crime; these areas should not be the cause of problems now or in the future of the city. Taking the time and making the effort to ensure each area is designed to the highest standard to include the attributes associated with

Safer Places, the principles of Secured by Design (SBD) and Gloucester City's Designing Safer Places.

Gloucestershire Constabulary would like to see the following subjects as key features within any development: 1. Environmental Crime Prevention design features 2. Safer communities and secure housing 3. A considered approach to permeability for easy places to police

Sport

Invest in our local football team (Gloucester City) as a Football League team to make our city proud

Need to provide commercial recreation, such as cinema, swimming pool, sports clubs.
more leisure facilities

Local sports clubs- helping out sports clubs that cannot afford to pay for the hire of the hall or even help fund the clubs to involve more people in sport

Encouragement for city football and county cricket provision

Infrastructure

Continue with the process of monitoring development proposals for their impact on infrastructure, including education, transport, highway, libraries. Securing contributions under circular 5/2005 and CIL regulations 2010 s122 and s123.

Additionally the City infrastructure will need to be expanded to address and service the increased population.

Housing developments need social/cultural amenities like Libraries Museums and Art Galleries, to help the construction of some community spirit.

Need sufficient additional doctors, dentists, schools to support the amount of people living in and around Quedgelely.

More play areas, green sites ie. Clearwater Drive open space

Stop allowing developers to build houses before the infrastructure is set up. Kingsway being the perfect example - buildings such as shops and community facilities should be built at the same time as the first houses not after most of them are built

Where individual sites, of one dwelling or more, are too small to provide dedicated public services on site, such as schools, health care, etc, then a commuted sum proportional to their size must be required and reserved for providing such services off site.

Too much emphasis on housing without improving general infrastructure, Virtually nothing about leisure facilities. No thought given to problems facing current communities or improvements to public transport links.

Waste and Recycling

Ensure that all residents can be covered by recycling & waste collections (ours is currently in dispute due to efficiencies & savings). This is really important - we must get the basics right before thinking about big pictures.

Retail

Need more independent stores

What and how to provide a variety of alternative retail premises in Quedgeley, such as a DIY store, book shop, baker, butcher etc. Kingsway in Quedgeley.

Kingsway - Glad that food stores are being introduced, and hope that lessons have been learnt from the Kingsway development.

Allotments

The City Plan should plan to provide more allotment sites and orchards. There is a strong demand for allotment spaces at present, with many interested residents on waiting lists.

Gloucester is no island. The UK produces less than 2/3 of the food that we consume and 95% of our national food production is oil based. In the future the shortage of oil production will make conventional farming and imports more expensive. Therefore, it seems wise to plan ahead and provide more allotment and community agriculture sites so that the local population can contribute towards our food needs and help Gloucester to be more resilient. Consider brown-field sites, railway triangle.

There are currently four community food growing sites in Gloucester. The land at Walls roundabout would be an ideal location for another possible community food growing group. We have three years of funding from the Big Lottery Fund's Local Food Programme that can be used for the setting up and maintenance of a food growing site, as well as my time to manage and supervise any local groups. Our aims for the project are to encourage local communities to grow their own food, reduce food miles and promote healthy eating.

Youth

Need Youth Groups set up in areas. Key for the future of Gloucester.

Design

The design of development must be high quality, sustainable and take into account the character of the area.

New developments in the City need to be in keeping with the City's history to build pride and develop our cultural offer, out of town areas should not be forgotten and suburban shopping parades are the heart of a lot of communities.

New developments should have high green credentials and building standards which the local authority should enforce.

Any new development should enhance the area and give rise to the refurbishment of the surrounding area. Presently new developments stand apart from the surrounding community due to location, architectural design and social groups who live there; these differences need to be recognised at the concept stage and followed through the design and construction stages in order to provide crime prevention, united communities and areas of character associated with places in Gloucester City.

Need to be more adventurous when planning developments. The buildings that are approved are uninspiring and boring.

Why not ask the students at Goscol to come up with some original artwork for the city.

All future housing density should be at an absolute maximum of 25 dwellings per hectare. The high density provided in Kingsway has proved to be undesirable. Evidence is emerging that the high densities on Kingsway are unsustainable.

New development with layouts, materials, well-planned relationship with surrounding areas and provision of appropriate infrastructure to provide an environment that is suitable for at least 3 generations will improve the quality of new development and the built environment in Gloucester.

Improve lot for residents and meet highest standards of design and construction

Tall Buildings and Structures SPD Will there be any suggestion of incorporating this important document into the Vision?

Flooding

Stop building on flood plains

Seagull

Aim to reduce the seagull population by half – from about 4,000 now to 2,000;

Sea Gulls – spoils look of city to tourists and residents and are a health hazard.

<p>5. Is there an area of opportunity you would like to comment on?</p>	<p>Kings Square and Bus Station</p> <p>Support the identification of Kings Quarter as an area of opportunity with the potential to deliver the ongoing vision for high quality jobs, homes and shops, and make the City Centre an attractive place to be. The site, including Kings Square and the Bus Station, has long been identified as one of the major regeneration opportunities in Gloucester.</p> <p>The City Plan should make it clear that some areas of development opportunity are more important than others to deliver transformational change and that Kings Quarter is the primary regeneration site to deliver the city's vision and should be prioritised within the Plan.</p> <p>The proposed Kings Quarter development will:</p> <ul style="list-style-type: none"> • provide the quantum and quality of the right sized units for modern retail requirements; • create a step change in the city's performance in the retail destination league tables; • reverse the long term leakage of catchment spend; • physically transform a tired part of the city centre; • generate significant employment and economic benefits for the city; • create a new approach and gateway from the railway station to the city centre; • redefine an eroded city edge and entrance to the city; • reintroduce a more legible grain and improve visual and physical permeability; • provide a framework for new linkages which reconnect the city centre from the station to the docks; • integrate public transport provision; • strengthen and extend the retail and pedestrian circuit; • recognise and reinforce the historic street pattern; • rationalise vehicle movements; • redefine public realm and spaces with appropriate proportion and scale; • deliver a suitable mix of uses. <p>Support for Kings Square but wanted to make sure that the links between Kings Square and Gloucester Quays were not forgotten e.g. the Cross and Gate Streets.</p> <p>Kings Square – need some decent public toilets</p> <p>Need to make physical interchange between the bus station and railway station easier. Provide a pedestrian bridge over Bruton Way and create a public transport hub. Reduce dependence on the car and improve air quality.</p> <p>Support regeneration of Kings Square and bus station – catalyst for attracting future city centre investment – suitable for a mixture of uses. Redevelop sites within primary shopping area in first instance. Retail development should be focussed in the heart of the city as it's the most sustainable location.</p> <p>The Square should be a simple, well-finished open space with trees and some flower boxes, where people can comfortably linger, but not 'over-designed'. I would like to see more trees in the streets, to provide shade and improve air quality and</p>
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	<p>people's mood.</p> <p>Kings square- first impressions count and the bus station area is terrible...kings square is depressing and dirty.</p> <p>Kings square is a mess especially with the Golden Egg building which is useless.</p> <p>Please don't drag any more shoppers away from the city centre - you're killing it. Kings square should be used for outdoor exhibitions and entertainment area.</p> <p>-</p> <p>Kings Quarter Do not develop as a residential area, City Centres are about Commerce and Trade.</p> <p>Develop Kings Square and sort sign which states that exciting new development coming soon - Northgate</p>
	<p>Greater Blackfriars</p> <p>Highly sustainable site. Close proximity to City centre links to public open space and amenities. Suitable for residential retail and employment</p> <p>Support uses in current planning documents</p> <p>Develop a concert hall – Cheltenham Festivals and 3 Choirs Festivals</p> <p>Need some synergy between this study and the previous masterplanning and SPD brief for this part of the city. Concern is with the Barbican and how this area of wasteland shall be brought forward for redevelopment. Studies on building heights and scales were quite robustly undertaken through workshops with participating agencies and individuals from the locality.</p>
	<p>The Quays</p> <p>Close proximity to City centre links to public open space and amenities Suitable for residential retail and employment</p> <p>The docks look great as they are and do not require further housing, leave some open space for residents to enjoy the docks. The pathway from the docks to the city centre needs to be free so that you can see the Cathedral and how to reach the city centre. Encourage tourists to the area. Plant some trees for shade.</p> <p>The Docks has been destroyed by the number of dwellings built here and will become less interesting once the new Ecclesiastic building has been finished. Just another housing estate, albeit by some water.</p> <p>Disaster from day one. Convert it in to an entertainment complex including a proper theatre</p>

	<p>Emphasise the public realm work that has been undertaken here and in the vicinity of the Docks in order to encourage the free-flow of pedestrians. This appears to have been very successful and we would hope that the linkages project as promoted through GHURC will continue.</p> <p>Monk Meadow and adjacent land – unlikely to achieve 1000 units of accommodation.</p> <p>Bakers Quay - Opportunity for strong mixed development – the site already has detailed planning permission. Currently whole site is up for sale</p> <p>Westgate Quay - What is going to happen to the site? Do not build on flood plain</p>
	<p>Clearwater Drive</p> <p>This is an opportunity for enhancing public open space and amenity land as part of a residential housing scheme. Mixture of residential and open space.</p> <p>Strong local opposition to housing development on open space in Clearwater Drive particularly now that Kingsway is under construction and the Hunts Grove development about to start. Community facilities have not kept pace with the growing population</p> <p>This is one of the last open spaces in a built up area of Quedgeley and subject to flooding during the winter.</p> <p>Support identification as formal POS for the community to use with the nature conservation value of the site at least retained, if not improved</p> <p>Area maintained as a village green or as a natural play area with nature and education working together. This is an important area remaining in Quedgeley for frogs (a breeding ground), newts and wildlife.</p> <p>Quedgeley Parish Plan the City Council and County Council made a commitment to increasing the amount of public open space in Quedgeley. Clearwater Drive was specifically identified as a site to be utilised for public open space. Clearwater Drive is required as public open space to provide an area for general exercise encouraging the population to adopt a healthy lifestyle</p> <p>In the Quedgeley Parish Survey 2005, 85% of households with children identified additional and improved play areas as a priority. The Clearwater Drive site is required to provide a place to exercise to meet these objectives. Half of the Clearwater Drive site is in Strategic Flood Risk Assessment zone 2 and cannot be used for housing or as a permanent play area.</p> <p>The site is visible from houses and is accessible</p>

	<p>Site needs swings and slides which were promised 20 years ago and a wetland area</p> <p>In Quedgeley there is an existing POS shortfall of 21.86 Ha (54.09 acres). The City Plan should express the aspiration to seek to identify and provide a suitable site within the plan period. As a partner and signatory to the Quedgeley Parish Plan the City Council and County Council made a commitment to increasing the amount of public open space in Quedgeley. The Clearwater Drive site is 3.1 hectares (7.7 acres). The remaining POS should be identified on Land between Bristol Road and the Canal.</p> <p>If Clearwater Drive is allocated in its entirety as P.O.S. then only an additional 46.35 acres P.O.S. will be required, including 38.5 acres for sport. This new public open space and land <i>must be close to the existing population</i> of Quedgeley that lives west of the A38, and <i>must</i> be outside the <i>cordon sanitaire</i> around the sewage works. No particular site has been identified at the this time, nor has any source of funding for such provision. However the City Plan <i>should</i> express the aspiration to seek to identify and provide a suitable site within the plan period. As a partner and signatory to the Quedgeley Parish Plan the City Council and County Council made a commitment to increasing the amount of P.O.S.</p> <p>This new public open space and land for sport must be close to the existing population of Quedgeley that lives west of the A38, and must be outside the cordon sanitaire around the sewage works. No particular site has been identified at this time, nor has any source of funding for such provision. Also put information about the canal walks routes and the cycle routes which can be accessed from here.</p> <p>Road entrances to the site would make surrounding roads into a race track and quiet cul de sacs ruined. What access will these houses have? How would this affect the roads in and out of Gloucester? (Since the Kingsway estate has been developed this has increased the traffic tenfold).</p> <p>There is lots of evidence to show that problems with youth crime and antisocial behaviour are made worse where there is not enough space for people to let off steam.</p> <p>Canalside path needs to be properly managed - is very overgrown and path is worn and muddy when wet</p> <p>The Clearwater Drive Site is not to be built on or have play equipment put on it. It's a wetlands area for wildlife and green open space for Quedgeley, it should remain that way.</p>
	<p>Land at Leven Close</p> <p>An appropriate area for limited housing which matches the local layouts. Can be combined with an opportunity to increase public open space and amenity Residential and open space</p> <p>Lack of youth provision in area. This site would provide an excellent place for a community/youth facility. Kendal Road</p>

	<p>Baptist Church is able to build and run a new facility on a long term lease arrangement.</p> <p>The area has experienced major parking problems. Use part of this site for parking at school run time.</p> <p>Site is a vacant space in city - Either develop as a play area or for houses</p>
	<p>Railway corridor</p> <p>Sustainable brownfield regeneration site which will enhance Gloucester. Mixed development.</p> <p>Support redevelopment of Railway Corridor</p> <p>Need more places for young people, football, wildlife areas</p> <p>No more shops</p> <p>No more housing</p> <p>Allstones site to be moved elsewhere</p> <p>Southern triangle to be light industrial, sport, entertainment</p> <p>Support development of brownfield land</p> <p>Railway corridor to be an employment site</p> <p>Object to residential on site – not suitable.</p> <p>Housing would not be successful in the long term especially as suggested payouts have not adequately addressed designing out crime.</p> <p>Need for another supermarket? Better to create an urban green space on some of this land there should be the provision of a railway station in the northern apex of the triangle with access to Metz Way. Associated multi-storey car parking could serve station and other developments on the site. The provision of a station here is not an 'instead of' the existing station but an 'as well', so north south services can be accessed appropriately</p> <p>Object to supermarket proposal</p> <p>New ideas – wildlife reserve, country park, living museum, local food production, renewable energy demonstrations, city</p>

	<p>farm, cafe and restaurants using local produce, leisure uses (do not require significant investment to make them work)</p> <p>Promote a new mainline station fit for the 21st century not another supermarket of which the city has many.</p> <p>Gloucester Parkway Train Station needs to go on the triangle and not another supermarket (Morrisons)</p>
	<p>Land South of Barnwood Road and East of Eastern Avenue</p> <p>GCC owns land immediately adjoining the roundabout to the south east. Residential development</p>
	<p>Blackbridge Allotments</p> <p>Sustainable location for housing with good access and an opportunity to enhance community space and provide improved allotments. Residential, community space and refurbished allotments. Currently the subject of a planning application.</p> <p>Understand that Gloucester City acquired the land through a swap with Gloucestershire County Council and that there is no statutory requirement to keep the allotment site. But within the context of my earlier comments, it seems a shame to turn the land into a residential area with only a small area for allotments, and believe Gloucester City Council could show commitment towards a sustainable future for Gloucester. Allotments provide affordable food, skills for the future when we will have to grow more of our own food, a healthy activity which can keep residents young and satisfied. In addition, the current cycle path between Stroud Road and Cole Avenue / Tuffley via the subway, provides a safe link for residents and pupils from the Tuffley area and those attending Wynstones school. Should this be replaced with a road, it would be far less safe than now.</p>
	<p>Hempsted MOD site.</p> <p>Object to the development of this site.</p> <p>If it should go ahead concern over gated access onto Honeythorn Close</p> <p>Do not build on the Fuel Depot Site</p> <p>Requires high cost housing only to make site viable due to cost of making land available.</p> <p>It would make a wonderful nature reserve near the City Centre. All the community could enjoy it.</p> <p>Do not build on flood plain</p>
	<p>Mayos Land. This 1.9Ha site, shown as area 11 on page 7 of the consultation document, should be allocated for public open space to address the existing shortfall in Quedgeley.</p>
	<p>Land East of Waterwells – support the designation as an area of future development opportunity – progress as a formal allocation for B1, B2 and B8 employment uses. If cost of infrastructure required to open up the site is abnormally high, an</p>

	<p>element of residential development should be included in the allocation of the IM land. Abandon the Travelling Showmen site. Site has potential to provide both employment and mixed use development of housing and employment and play an important part in the future development of the city. Not reliant on JCS as site in city boundary.</p> <p>Finish development East of Waterwells and address local residents issues – see improvements to the neighbourhood.</p> <p>Existing residents want to be able to move on out of employment area</p> <p>Isolated land unsure as to links to Kingsway area or could be to justify residential development. Possible employment land</p> <p>Lynton Fields and Land to the east of Waterwells Business Park - The land to the east of Waterwells, shown as area 21 on page 7 of the consultation document, should be allocated for housing, and must include public open space, a play area suitable to the size of development potential, and contributions to public services.</p> <p>Develop land at end of Waterwells Drive including Fair Filed Villa and Brooklyn Villas for housing. The site will complement Hunts Grove development. Land is already available for employment and there is no pressing demand for further industrial/commercial land release. Developing this site for housing will create a more pleasing approach when coming from Brookthorpe direction. There would not be the disruption of heavy vehicles grinding in and out. Mix of employment and housing to create vibrant communities.</p> <p>Land north of Naas Lane, IM Group Distribution. This 8.1Ha site has existing connection routes and access ways to the main line railway. For many years, the only access for heavy goods to the site was by rail. Former uses of the site include the military and as a concrete products production plant. A suitable area, approximately 4Ha, should be reserved for the creation of a new passenger halt on the main line, to provide access to the existing shuttle commuter service between Bristol and Gloucester, avoiding the need to commute by car to the stations at Cam or Gloucester. IMG site to be rail passenger halt. Reserve land for a station to serve growing population and industry and reduce dependence on petrol based transport and help air quality</p> <p>Concern that there is an oversupply of employment land at Waterwells and if too much development takes place it will have a negative impact and create a desert of empty industrial units. Development should be phased as when need arises. Concern over strain on local highway network – Congestion on A38 and J12 of M5..</p>
	<p>RMC site, Waterwells Business Park. This 1.1 Ha site, shown as area 20 on page 7 of the consultation document, should be reserved for commercial leisure activities, such a theatre, cinema, bowling alley, sports and fitness centre.</p> <p>Wellman Graham/Contract Chemicals Site - Do not build on flood plain</p>

	<p>Canal Corridor</p> <p>Support the inclusion of the canal corridor as an area of development opportunity. Suitable for housing and employment development due to potential link to public transport and pedestrian link</p> <p>Clifton Triangle - Clifton Triangle may be better suited to a mixed use development as the surrounding area has changed and is very commercial in appearance.</p> <p>The overall proposals for the canal corridor and Clifton Triangle are good and worth pursuing Robert Hitchens support the identification of Land between Bristol Road and the Canal in figure 1 Areas of Existing opportunity. This area should be looked at for a mixed use scheme incorporating residential</p> <p>The BT Site, Land between Bristol Road & the Canal and the British Gas Site can't be anything that would pollute the Canal.</p>
	<p>Tarrington Road</p> <p>Need to get the housing mix right Sensitive development to remove eyesore Site currently in a poor condition If houses are built on the site they need 2 car parking spaces per household – have just sorted out parking problems in area. Object to flats as existing properties will be overlooked. Do not build on flood plain</p>
	<p>Greater Greyfriars Support uses in current planning documents</p>
	<p>Land adjacent to Walls Factory, Barnwood (Area 15)</p> <p>This area should potentially be extended to include existing leisure buildings and a new comprehensive mixed use scheme considered.</p>
<p>6. Whether or not you live</p>	<p>Tuffley</p>

<p>near to an area of development opportunity, please tell us whether you would like to see improvements in your neighbourhood to make it a better place to live?</p>	<p>Improvements to area of deprivation in Tuffley. Possible redevelopment of apartment blocks to reflect other areas of housing that were successfully redeveloped in Tuffley.</p> <p>Important to maintain local services as access to all other services requires a journey along Stroud Road to the ring-road or city centre (area physically constrained by Robinswood Hill and railway line).</p>
	<p>Kingsholm</p> <p>The former Civil Service site. Is this covenanted or not? Kingsholm is short of green space so it would be nice to keep it as a public utility.</p> <p>More tree planting. Better pavement in Oxford Street.</p> <p>This is primarily a residential area, despite the presence of the Rugby Club. Kingsholm Road is experiencing a creep of the city centre and it is not attractive. This is a gateway to the city for rugby fans and others, and should be cared for. The area around St Catharine's Street and Skinner St. is in need of a tidy up. The car parks are under- used, how about losing the one in the road by the railway arches, and putting grass there? It would 'green -up' this barren area. Or sacrifice the car park nearby for a block of flats.</p> <p>GL1 Repair the pot holes, stop the county from managing traffic(Parking etc). The mess that is Worcester Street/Kingsholm Rd</p>
	<p>Quedgeley ,</p> <p>I would like to see more trees planted to make the area greener and provide more shade. Also to have old fruit trees protected on the open space at Clearwater. In Millers Dyke I would like to see the verges and overgrown borders cleared. In one small cul de sac there are raised beds which have never been tended. If developers put in raised beds they should be adopted by the council so that they are maintained or residents should be encouraged to maintain them. A scruffy area is not a pleasant area to live in and does not encourage residents to want to become part of the community. It is difficult in an area where there are a lot of rented properties as residents just move if they feel an area is poorly maintained but if you have bought a home there it's not so easy sell a house in a scruffy area. Fences come down and landlords don't replace or maintain them. I think landlords should be made to keep an area around their property tidy.</p> <p>More facilities for young people, retention of open spaces and improvement of them.</p> <p>Depends on what the improvements are. If by improvement you mean the building of another 5000 houses then no thank</p>

you. If, on the other hand, you mean the removal of certain gangs that hang around the shopping centre at night then I'm right behind you.

I believe the housing has reached saturation point and the 'village' needs to settle and become a proper community. Having proper local amenities like a bank which isn't just for business use, a proper village green would be nice

What about the infrastructure of Quedgeley? (Doctors, shops, dentists) these are pushed to breaking point. Need for new recreational facilities in Quedgeley such as cinemas, a swimming pool, sports clubs, a DIY store, book shops, bakers, butchers etc. swimming pool, increased P.O.S and sports facilities, and for severe delays in being able to get an appointment at a Doctor or a Dentist

The Quedgeley Parish Plan identified the following priorities for development within the area: 55% of residents want increased Public Open Space and improved sports facilities 50% of residents want a Swimming Pool The next highest priorities were for a DIY store, an Internet caf, and childcare facilities At the time the Parish Plan survey was carried out, 44% of households experience severe delays in seeking appointments to see a Doctor or Dentist. Since then additional services have been provided, but these have been totally overwhelmed by the increase in population. The City Plan should indicate a preference to allow and promote such facilities, and resist alternative uses until it can be shown that the need cannot be fulfilled

There is a need to encourage the growth of small and medium sized businesses other than retail to assist economic recovery and growth.

Management of the location of future social housing should be improved so that allocation of such provision is not relegated to the suburbs of the city.

I think there needs to be some thought for other facilities. Another supermarket is needed in Kingsway, a more varied shopping experience other than the hell of going to Tesco. A swimming pool, bowling alley or ice skating rink would be fantastic and bring visitors to Quedgeley, this could be accommodated near to Junction 12.

There is and always has been too much emphasis on having the majority of new housing South of the city and in particular in Quedgeley. There should also be more leisure developments rather than housing.

All future housing density should be at a *maximum* of 25 dwellings a hectare. Kingsways have undesirable consequences, affordable housing should promote the provision of self build plots to avoid the need for management associations and companies.

They can improve the look of the place, especially the Tesco's Roundabout and the new one in Severnvale Drive that's just got weeds all over it. Better police patrol on foot is needed in Quedgeley to protect bus shelters, the nature reserve and the

	<p>whole of Quedgeley generally. The Moat and the area around it needs restoration.</p> <p>More housing for older residents and include local day centres</p> <p>Concern over incinerator at Javelin Park and prevailing winds – impact on Quedgley</p> <p>Reduce speed on Severndale Road by more active policing. Prevent rush hour traffic.</p> <p>Weavers Road – white line marking the junction but parking takes place and on the pavement</p> <p>Bus service is good but Tesco parking is a long way from store.</p> <p>New child's play area on B4008 needs a lay by as its a long walk from most places.</p>
	<p>Kingsway</p> <p>Major concern is to implore the relevant persons at the City Council to avoid following the precedent of the housing development at Kingsway, which is sadly deficient in amenities of a social/artistic/medical nature, even now despite everyone's best efforts at the City Council, Parish Council and the Kingsway Residents Association, and used to be just a drain on the existing facilities in Quedgeley.</p> <p>The City Plan proposals are developing out of the Gloucester City Council Strategic Housing Land Availability Assessment (November 2009). This identified that Kingsway will provide 2,650 dwellings. It is now known that 3660 dwellings will be provided, but there has not been a commensurate increase in public open space and provision of services. This shortfall must be corrected.</p>
	<p>Hempsted</p> <p>The developments in Hempsted along the canal are in danger of becoming an 'anytown' glacier of housing with no facilities. Development here should be more rounded. More community facilities, more wildlife areas, footpaths linking into a usable network. Hempsted needs more than just yet more houses.</p> <p>Open space provision, protect the green spaces and develop in appropriate brownfield sites that have low wildlife value.</p> <p>Hempsted Lane is very busy with the bypass, Sainsbury and Marstons Pub</p> <p>Public House – Monk Meadow - Concerns for adjoining residents who thought the land was going to be used as car</p>

	<p>park/buisnesses and another public house planned near Llanthony Priory. Amenity impacts on local residents.</p> <p>Double Yellow Line Hempsted Land and adjoining roads</p> <p>Parking needed for the college – Hempsted Lane is too narrow.</p> <p>Village Parking – not an issue concerned that it would be used by college students</p> <p>Hempsted School is at capacity</p> <p>Hempsted needs a doctors surgery</p> <p>Seek no further development at Hempsted. Protect the historic environment of Gloucester which Hempsted Conservation Area, Newark House and Hempsted Village makes an important contribution.</p>
	<p>Moreland</p> <p>See the end of parking vehicles on, or partly on, pavements. This has lead to considerable damage to the pavement in my area.</p> <p>I would like to see a no right turn at the Parkend Road lights when coming out of town. Considerable delays and congestion occurs here because of vehicles turning right when they could of easily gone via the Quays, turning left into Stroud Road there.</p>
	<p>Tredworth</p> <p>It would be useful to reinstate an opportunity to cross from Hartland Road to Southfield Road. In the past there was a level crossing at the end of Hartland Road to Northfield Road. After that was closed, Hawthorn & Tredworth Field allotments have been subject to frequent trespassing as residents keep climbing over allotment site fences to create a short cut. Unfortunately there has been a lot of vandalism. The allotment officer has been brilliant and there have been many attempts by Gloucester City to secure the site. However, the trespassing and acts of vandalism continue, despite best efforts. Therefore, a path along the Eastern side of the tracks from Hartland Road to the bridge between Larkspur and Southfield Road might be the best solution to stop further damage and nuisance.</p> <p>Happy for development to go ahead as long as it houses the right type of people</p>
	<p>Armscroft Park</p>

	Very poor condition – needs sorting
	<p>Elmbridge</p> <p>Reduce residential traffic in Elmbridge and surrounding roads</p>
	<p>Westgate Street and connecting Streets - 20 mph speed limits</p>
<p>If you would like to see other areas of development opportunity included, where and why?</p>	<p>St Oswalds</p> <p>The city scope document highlights the importance of St Oswalds and the Cattle Market in the delivery of regeneration projects. In addition, the document states that St. Oswalds has contributed significantly to the number of new houses built in order to accommodate a naturally growing population. The document continues to highlight the need for further growth to accommodate the forecast growth in population of 29% between 2008 and 2031. In addition St Oswalds is identified as an area of opportunity within the text of the document and states that this area has the 'potential to change the shape of the city'. However, the area is not included in figure 1 which suggests that it is not an area being considered by the Council as an area of development opportunity. Although part of the area has been developed, there remains a significant parcel of land within St. Oswalds that thus far has not been developed. As recognised in the main document this part of the city has the potential to deliver high quality jobs, homes and shops and assist in delivering the vision for the city. Therefore it should be included as an area of development opportunity within figure 1 of the document for mixed use development.</p>
	<p>Gloucester Mail Centre</p> <p>The Gloucester Mail Centre, Eastern Ave site may be made available for re development, subject to suitable re – provision within the City Plan period 2031. The 2.25 ha site is being promoted for a mixed use development possibly including convenience/food retail, employment uses and possibly hotel use. This proposal is in conformity with relevant evidence base information that is available and with the principles of sustainable economic development as set out in PPS4. It would also ensure the efficient and effective use of a previously developed site which may become vacant during the plan period. Royal Mail requests that the Council takes a positive approach to the change of use of the site, treating it as an opportunity to be explored in the emerging City Plan.</p>
	<p>Land at Concroft Lane, Matson</p> <p>Include land at Concroft Lane, Matson for residential and commercial development. Gloucester should be a focus for development. The City Plan should not identify a windfall allowance. The SHLAA identifies sufficient sites. It is important to have a range and choice of housing including both previously developed and greenfield land. This 8..8 ha site is not in</p>

	<p>Green Belt, is capable of developing sustainable development and lies in close proximity to a range of community services and facilities. The site is served by public transport and offers the potential for walking and cycling to local services. The site is well located to key employment sites including the City centre, Waterwells Business Park and Quedgeley. The site has not been included in SHLAA due to environmental, landscape and biodiversity issues. This relates to the Landscape Character Area which is not considered to be a constraint as the designation was never formally approved as part of a statutory development plan and will need to be reviewed through the LDF process. Current policy establishes a presumption that the proposed designation will not be maintained unless it can be shown that criteria based policies cannot provide necessary protection.</p>
	<p>Land South of Grange Road</p> <p>Land south of Gloucester provides a suitable and available mixed use extension to the city. Support city plan given uncertainty on JCS. City Plan must address all issues relating to future scale and direction of growth at Gloucester. The plan must consider wider development needs – not just city centre based. Need a viability appraisal of each allocated site to ensure realistic delivery is achieved. Need to allocate land south of Gloucester and work with Stroud. Site is in a sustainable location, provides a natural extension, is close to services and facilities, has no constraints related to archaeology and biodiversity, the site can be accessed off the local network. With respect to landscape the site is generally below quality, is flat and heavily influenced by urban activity.</p>
	<p>Land off the A38 at Quedgeley – Include as an area of existing opportunity as the site would be suitable for retail purposes. See Robert Hitchens rep for site (1000)</p>
	<p>Former Bishops College site</p> <p>Gloucester Academy is relocating to a new site</p>
	<p>Hucclecote Centre</p> <p>This training/conference centre has closed due to GCC rationalising its assets. A planning application for residential development has been submitted.</p>
	<p>Former Fire Station Site, Eastern Avenue</p> <p>A new fire station is planned at Shepherd Road and this site will become surplus. It would be suitable for employment, retail or residential .</p>

	<p>Wheatridge site</p> <p>Potentially redundant to the needs of the County Council and considered suitable for residential use.</p>
	<p>Land adjoining Walls Roundabout, Barnwood Road.</p> <p>This could be developed jointly or separately to site Land south of Barnwood Road and East of Eastern Avenue and would be suitable for residential use.</p>
	<p>The Bus Depot in Kingsholm</p> <p>The depot should be moved out of City Centre and the space redeveloped as residential. The buses causes congestion and pollution. It is a semi-industrial activity that should not be in a residential area. The site on main route into town is unprepossessing. Redeveloping as housing would help keep a viable population in city centre.</p>
	<p>The industrial units in Alvin St</p> <p>These units should be redeveloped as residential.</p>
	<p>Old art's college</p> <p>It's a eye sore</p>
	<p>City centre</p> <p>Area of opportunity made up of small development opportunities eg creation of accommodation above shops particularly in the Gate Streets and bring empty buildings into use.</p>
	<p>The land behind Llanthony Priory and between the college and Sainsbury's. It looks very neglected but should be a showcase for Gloucester as it is likely to attract some people who take a walk along. Allotment site or nature garden / park.</p>
	<p>Eastgate shopping centre needs major attention and so does Kings Square and any empty shops</p>
	<p>Out of town shopping with better parking</p>
	<p>Quays - by Sainsbury</p> <p>We have the opportunity to build a new football ground with business conference facilities, hotel nearby, a major attraction</p>

	(which doesn't drag shoppers away from the city centre)
	<p>Former Kwik Save Located at the bottom of Northgate Street. Suitable for retail and housing. Would increase footfall, sustain local businesses and improve entrance to town centre from the north.</p>
	<p>Hempsted Tip New development area at the tip when reclaimed for recreation</p>
	<p>Brownfield Land What about all the brown field sites not only around Quedegley but Gloucester as a whole (the triangle, the old Brunswick college, the land at the back of the cattle market and the land behind Blooms garden centre. There are more brownfield sites close to the city centre which could be utilised for housing or leisure - the rest of the area around Gloucester Quays - both sides of the canal.</p>
	<p>Tredworth Highlight more sites in the Tredworth area for development – more people would support local shops and other amenities bringing financial benefit to the area. Affordable housing could also be achieved.</p>
	<p>Alney Island Vital role in improving quality of life for residents. This will deliver City Vision key elements for health, improved environment, access to nature and act as a hub around Gloucester Vale Flood Plain Regional Park</p>
	<p>Peel Centre Opportunity waiting to happen – dependent on Quays Development Phase 2 – This could involve demolition of the cinema and submission of a retail development in its place.</p>
	<p>Waterspace River/Docks and Canal are an opportunity to develop through more effective use of the waterfront.</p>
	<p>Hempsted Market site</p>

Easier access for pedestrians and cyclists. Develop for traders and have more trading days.

Land to the East of Hempsted Lane

Consider Land to the East of Hempsted Lane is suitable for residential purposes and that the designation of the land as a Landscape Character Area and Prime biodiversity area are not justified by an objective assessment of the land against appropriate criteria. Sensitive, well designed development can deliver recreational use, public views towards Robinswood Hill and measures to enhance the biodiversity potential of the site while acceptably mitigating any adverse impact may result. The land is suitable, available and deliverable for residential and associated recreational use and should be included as such within the city plan. It will extend the supply of deliverable housing land to meet the strategic housing requirements for the area. Development at Hempsted will involve appropriate developer contributions towards required infrastructure creating a central park within Hempsted through rationalisation of the area between Hempsted Lane and Secunda Way in conjunction with development. The area can also provide an area of off street public parking if this were required locally.

Summary of Hempsted specific consultation around options for housing development and open space delivery:

Option 1- retain existing position and use any available s106 monies to improve existing open space facilities.
Option 2- develop existing playing fields for housing and provide Public Open Space on Land East of Hempsted Lane
Option 3 – Develop lower northern area of Land East of Hempsted Lane for housing with new Public Open Space on higher ground linked to existing playing fields.

Responses received
Open Space Important – welcome ‘all age’ activity eg Boules pitch or cricket pitch
Support Option 1/3
Prefer Option 1 ie status quo but if development is to happen would opt for Option 3
Support Option 1
Use s106 monies to improve what’s already there – don’t develop!
Preserve open space, views, peace and quiet
Open space is so important in view of so much development and loss of wildlife. Protect what we have and create more eg allotments

	<p>Support Option 3</p> <p>Best option providing following conditions are met:</p> <p>Access on foot form Secunda Way to existing football pitch area</p> <p>Safe crossing refuge on Secunda Way</p> <p>Access to the upper area directly from Hempsted Lane</p> <p>Possible uses for upper area to include a small parking area for village hall use, quiet garden area with seating, space for a village notice board.</p> <p>Possible Actions – Village referendum, start consultation with Lysons Trust</p> <p></p> <p>Hempsted Football Club - Football pitch should have changing rooms. Hempsted FC have to go to Longlevens as have no changing facility available on home pitch and are unable to now use Gordon League's facilities. – Support Option 1.</p>	

Contacts

Policy

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Historic Environment

Urban Design

Development Control



GLOUCESTER
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