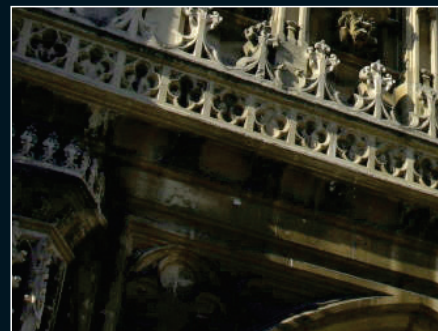
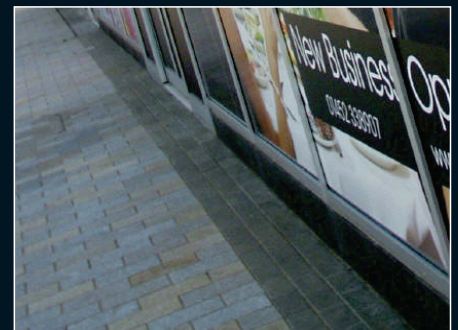


# GLOUCESTER CITYPLANSCOPE



CITYPLANSCOPE  
MAY 2011

# GLOUCESTER CITYPLANSCOPE







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If you need this information in another format, such as large print and pdf, or need help with translating it into another language, contact Gloucester City Council on 01452 396396.



# City Plan Scope

The City Council is preparing a new development plan that will guide the regeneration of Gloucester to 2031 and is currently seeking your views on what should be included within the plan.

This document provides an overview of what the new City Plan will contain and invites your comments.

Appendix 1 contains questions for you to consider during the consultation period Monday 23rd May 2011 to Tuesday 23rd August 2011.

This is your opportunity to shape the future direction of the City.

Further information can be viewed on the Council's website [www.gloucester.gov.uk/cityplan](http://www.gloucester.gov.uk/cityplan)



# Gloucester's City Plan

## What is Gloucester's City Plan?

The City Plan is all about defining and delivering the Vision for Gloucester for the next twenty years. Gloucester has been undergoing some very significant changes with a number of major regeneration schemes and a large urban extension well underway. However, the City Plan is about much more than physical regeneration - it is about setting out our aspiration for the whole City and its people and it is about enabling Gloucester to reach its full potential.

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

This scoping document is asking for your views on how the Council should go about achieving this.

The City Plan will also provide opportunities for Neighbourhood Planning, in line with the Government's Localism agenda. It will provide the guidance for people to shape where they live through their own plans.

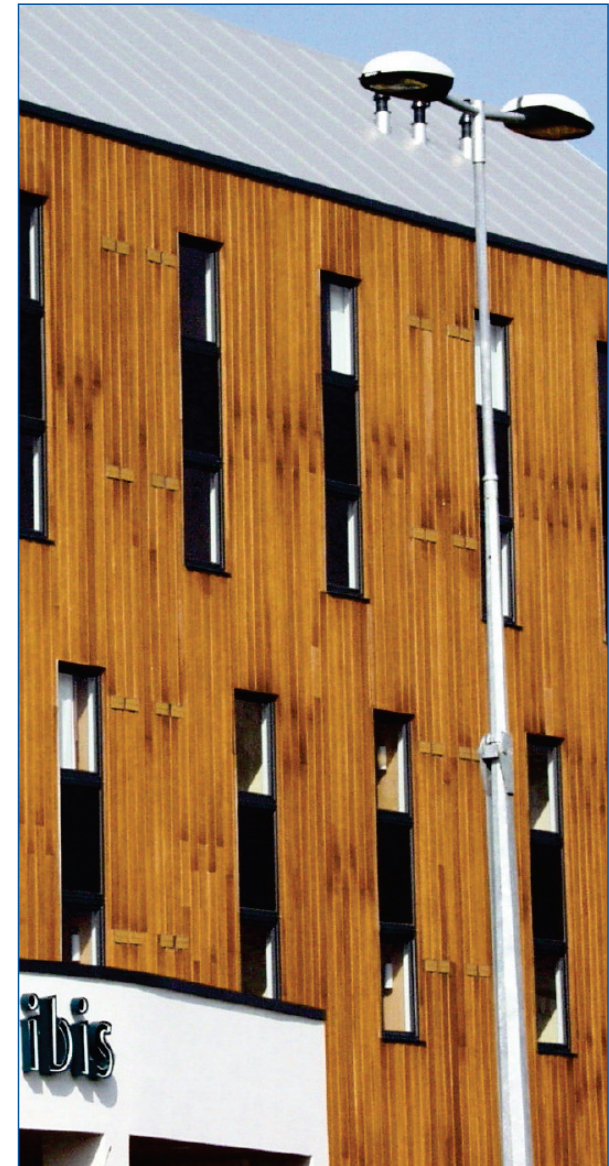
This new Plan will help develop Gloucester's future and contribute to delivering a shared Vision for the City.

## Link with the City Vision

A City Vision is currently being prepared by partners in the Local Strategic Partnership for Gloucester. This 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 ensure that development within the City contributes to meeting this Vision.

The City Vision is being consulted on separately, alongside this City Plan document and you are encouraged to respond to that as well.

You can find out more about the City Vision and how to comment from the 'Contacts' section of this document.



# Gloucester Past, Present, Future



Gloucester is a very special place and is a unique combination of the past, present and opportunities for the future.

## **Gloucester's Past**

Gloucester's history has left an enormously varied and positive heritage legacy on which to capitalise in creating a City for the future. This includes heritage jewels such as the Cathedral, Roman remains, Blackfriars Priory and Gloucester Docks. These and many other heritage assets (26 Scheduled Monuments, 709 Listed Buildings, 14 Conservation Areas and 1,728 other known heritage assets) all have a key role in taking the City forward.

## **Gloucester's Present**

In 2001 the City set out a vision 'To create a City that looks and feels good'. This vision was guided by the aim of "promoting the economic, social and environmental well being of the City through careful husbandry of new development and by capitalising on the unique character and traditional urban form of this historic City."

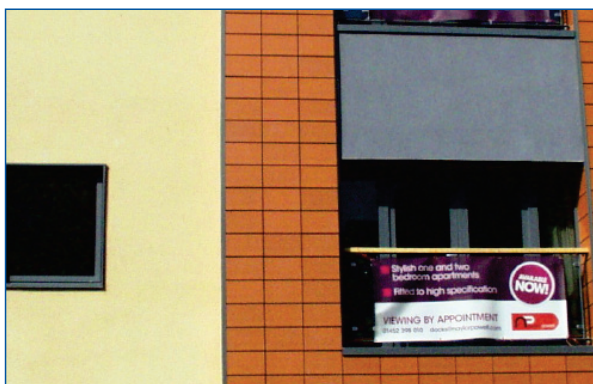
Since 2001 the City has taken positive steps to deliver this vision and the City environment today is a reflection of this.

By driving forward the 2001 vision Gloucester has become an increasingly confident and successful City that is realising its potential. Gloucester continues to undergo a significant transformation through a number of successful regeneration schemes. The Gloucester Heritage Urban Regeneration Company has played a key role in this transformation. The redevelopment of the historic docks has paved the way, transforming this area into an attractive location that provides new homes, offices, restaurants and cafes.

The City has contributed to bringing new businesses into the docks through the Quays Creative Initiative which offers new business start up support for the creative industry.

Gloucestershire College has chosen to locate in the docks in a new purpose built building and Gloucester Quays Outlet Centre has regenerated parts of this area of the City. All of these increase the attractiveness and opportunities for living and working within Gloucester's central area.

Key to the success of the docks and the City Centre is the linkage between the two. New high quality public links have been provided recently to improve this and also further enhance the environmental quality of this area.



While regeneration momentum has been maintained within the central areas of the City, things have changed elsewhere as well. Over 3,200 new homes have been provided in the City since 2006 to accommodate a naturally growing population. Of these, 1045 were affordable homes. New homes in Kingsway and at St. Oswalds have contributed significantly to this.

The redevelopment of the former Cattle Market is another successful regeneration scheme within the City, providing new, larger-format retail stores, health and fitness facilities and an Extra Care Village.

These and other schemes in the City have created new job opportunities in Gloucester, with over 140 new businesses choosing to expand or locate here since mid 2009. Key locations such as Waterwells to the south of the City have also contributed to this success.

### Gloucester in 2031

Gloucester is proud of its past and present and is now looking to its future.

The 2001 Vision looked forward to 2011 and now it is time to plan the next chapter in the City's regeneration. It is therefore appropriate to look at building upon the achievements of the past 10 years in developing a Gloucester for the future.

The most recent Local Population projections produced by Gloucestershire County Council indicate a growth in population of some 29% for the City between 2008 and 2031, based upon current trends.

Significantly, over half of this increase in population is due to natural growth (more births than deaths) with the remainder due to people moving in from outside the City. This trend information suggests that the City's population will have a very strong, young and working age profile as well as an ageing population.

In terms of new households, the City is expected to have an increase of almost 40% in its housing stock due to growing trends and changes in household composition, such as a rise in one person households.

It can be seen from this information that should current population trends continue, it is important to further regenerate the City and provide opportunities for its future population through jobs, education, homes and a high quality City Centre environment.

While the City Plan will have to consider demographic trends, it will not itself determine the levels of growth that the City must accommodate. This will be set out within the emerging Joint Core Strategy (JCS) being prepared by Gloucester, Cheltenham and Tewkesbury Councils which will





take the above information into account along with other social and demographic information. This will identify the amount of new homes and jobs to be provided as a minimum for the City.

At this stage, however, it is evident that not all of the City's requirements can be accommodated within its own boundary and development will be required on the outside periphery of the City. Locations for this will be determined through the JCS process and through discussions with neighbouring authorities. More information on the JCS can be found using [www.gct-jcs.org](http://www.gct-jcs.org).

Many areas of opportunity exist in the City, particularly through regeneration schemes including Kings Quarter, Greater Blackfriars, The Railway Corridor, Greater Greyfriars, St Oswalds and The Canal Corridor.

These locations have already been identified within existing planning documents as having the potential to change the shape of the City. They have the potential capacity to deliver the ongoing vision for high quality jobs, homes and shops, and make the City Centre an attractive place to be.

The questions in Appendix 1 seek your views not only on these locations but also on whether there are other locations that should be identified within the City Plan that can contribute to the successful regeneration of Gloucester.

# Scope of the City Plan

The City Plan will bring together into one concise document a range of planning policies and proposals set out in other planning documents produced by the City Council. It will explain how the Council will deliver its ongoing Vision and influence the regeneration of the City as an attractive place to live and work. It will also establish a range of generic planning policies to manage wider development in the City.

## Areas of Future Development Opportunity

Figure 1 (Pg 7) illustrates some of the key areas of opportunity currently identified within existing planning documents. The City Council invites you to give your comments and thoughts on these locations for the future development, as well as any other areas that you think should be included. Please respond using the questions in Appendix 1.

## Development Management

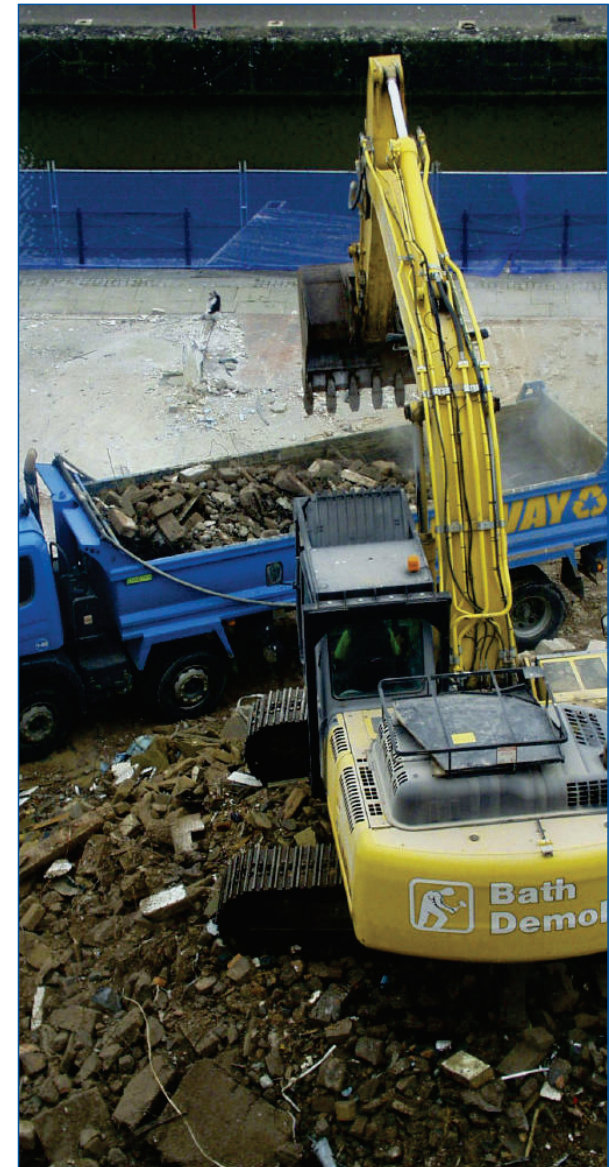
While the City Plan will identify key sites across the City for development, it will also encourage appropriate development to come forward on what are referred to as 'windfall' sites. These are sites that cannot always be anticipated.

It is important therefore that the City Plan contains a series of policies relating to specific sites as well as a suite of generic policies to manage other development proposals that come forward in the City.

The suite of development management policies within the City Plan will seek to combine and review a range of policies contained in existing planning documents produced by the Council (see Appendix 2).

These are intended to protect employment land, safeguard the natural and built environment and ensure that new development is designed to a high quality and contribute to reducing carbon emissions, including:

- Housing (including Affordable Housing)
- Economic Development
- Climate Change
- Transport and Parking
- Heritage
- Environmental Protection and Enhancement
- Retail and Tourism



# Figure 1: Areas of Existing Development Opportunity

**1 Westgate Quay:** This area was identified for mixed use regeneration.

**2 Greater Blackfriars:** This area is considered in more detail in a Supplementary Planning Document. It should bring forward employment led mixed use regeneration.

**3 The Docks:** This area was identified for mixed use regeneration.

**4 Clifton Road Triangle:** This area was identified for residential development.

**5 Former MOD Site, Hempsted Lane:** This area has previously been considered for residential development.

**6 Wellman Graham/Contract Chemicals Site:** This area has previously been allocated for mixed use regeneration including employment and residential.

**7 BT Site, Bristol Road:** This area has previously been allocated for employment use.

**8 Land between Bristol Road & the Canal:** This area has previously been allocated for employment use.

**9 British Gas Site Bristol Road:** This area has previously been allocated for employment use.

**10 Land at Clearwater Drive:** This area has previously been considered for residential development and open space.

**11 Mayo's Land:** This area has previously been considered for residential development.

**12 King's Square & Bus Station:** This area should bring forward retail led mixed use regeneration.

**13 Land at Leven Close:** This site has previously been considered for residential development.

**14 Railway Corridor:** This area is considered in more detail in a Supplementary Planning Document. It should bring forward employment led mixed use regeneration.

**15 Land adjacent to Walls Factory, Barnwood:** This green area has previously been allocated for employment.

**16 Land South of Barnwood Road and East of Eastern Avenue:** This area was identified for employment led regeneration.

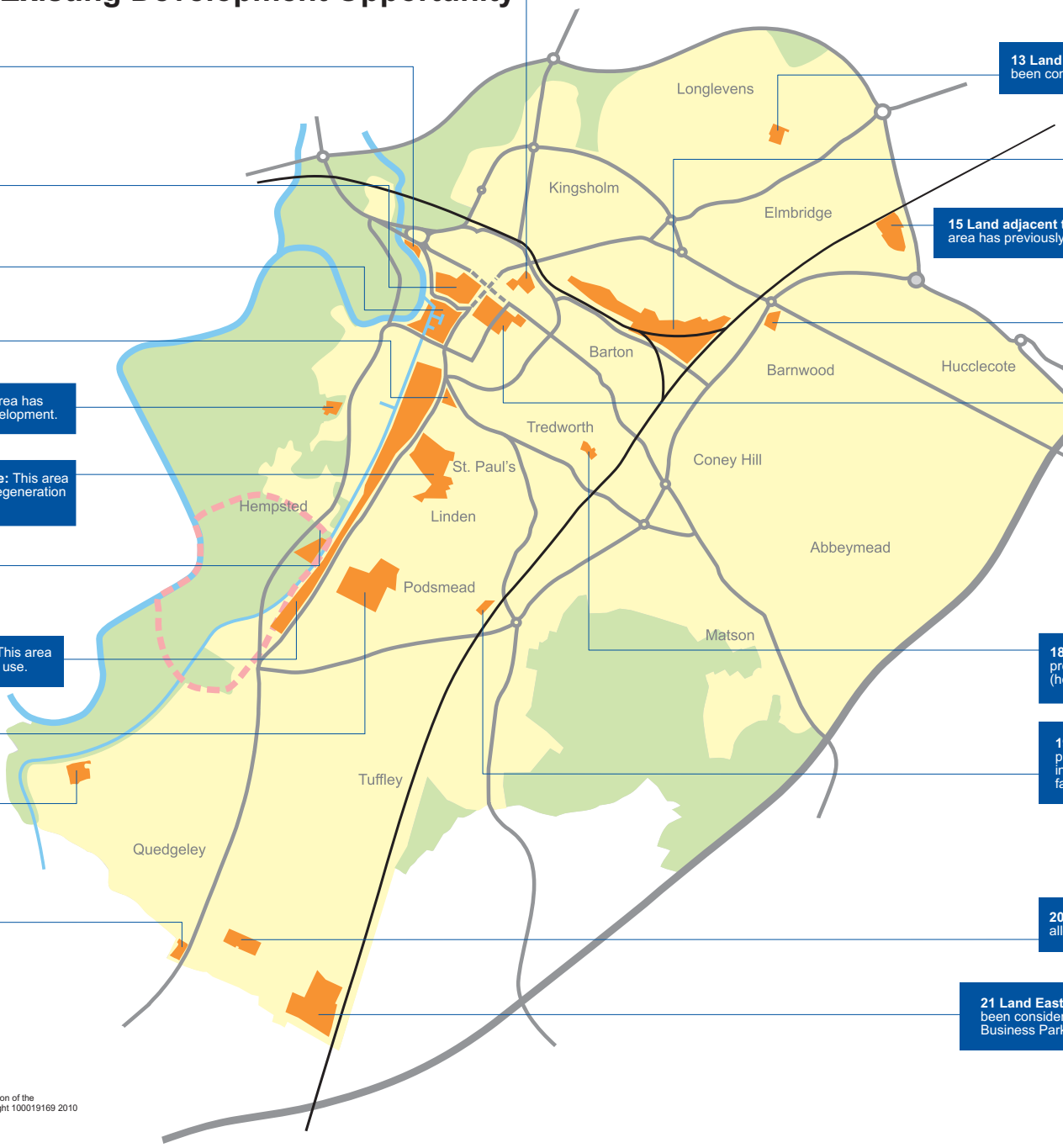
**17 Greater Greyfriars:** This area is considered in more detail in a Supplementary Planning Document. It should bring forward a residential led mixed use development.

**18 Tarrington Road Works:** This area has previously been considered for mixed use (housing and employment) development.

**19 Blackbridge Allotments:** This site has previously been allocated for mixed use including residential and community facilities.

**20 RMC Site:** This site has previously been allocated for employment purposes.

**21 Land East of Waterwells:** This area has previously been considered as an extension to Waterwells Business Park.



- Cordon Sanitaire for the Sewerage Works
- Landscape Conservation Area
- Sites previously identified for future development

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright 100019169 2010

# Please have your say...

This Scoping Report is your opportunity to provide your views on what areas you believe should be identified for development or protection within the City Plan along with the type of planning policies you would like to see to make Gloucester a thriving, prosperous and sustainable 21st Century Living City in which to work, reside and enjoy.

Documents will be made available at the City Council Offices, all local libraries, The Guildhall and Tourist Information Centre.

All documentation will be published on the City Council website.

There will be exhibitions in the City Centre and at other venues across the City. Please see the Council's website for more details.

There is a questionnaire provided as part of this City Plan that is also available online or through contacting the Spatial Planning Team using our contact details.

The City Plan Scope is available for consultation from:

**Monday 23 May 2011**  
until  
**Tuesday 23 August 2011**

## Contacts

For more information about the City Plan or alternative formats and languages, please contact the Spatial Planning Team on:

- **W:** [www.gloucester.gov.uk/cityplan](http://www.gloucester.gov.uk/cityplan)
- **E:** [spatialplanning@gloucester.gov.uk](mailto:spatialplanning@gloucester.gov.uk)
- **T:** 01452 396848

## City Vision Contacts

- **W:** [www.gloucester.gov.uk](http://www.gloucester.gov.uk)
- **E:** [www.gloucesterpartnership.org.uk](http://www.gloucesterpartnership.org.uk)
- **T:** 01452 396983



# What Happens Next?



After the consultation the Council will analyse all of the information gathered and formulate a development framework for the City which delivers the approved City Vision and consult you again on the Preferred Options for the City during February/March 2012.

The Council will then prepare its final plan for submission to the Secretary of State for examination. The date for the examination is yet to be finalized as it will depend upon the progress of the Joint Core Strategy, to which this document must be in general conformity.

More information will be available in the next publication of the Council's revised Local Development Scheme.\*

\*The Council's Local Development Scheme is a document that sets out the timetable and contents of all the Council's Development Plan Documents. It is available from the Council's website or using the contacts above.

# Appendix 1

## Questionnaire

The Council is seeking your views on the following questions. A separate Questionnaire is available for you to complete and return to the Council using the contact details set out in this document.

### 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?

### Areas of Opportunity

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

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

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

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

### Generic Planning Policies

**Q6** What matters to you about new development?

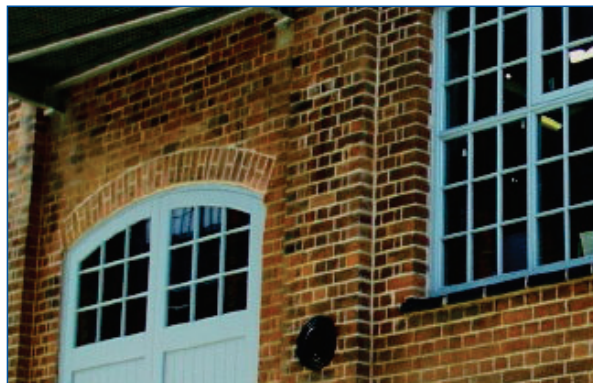
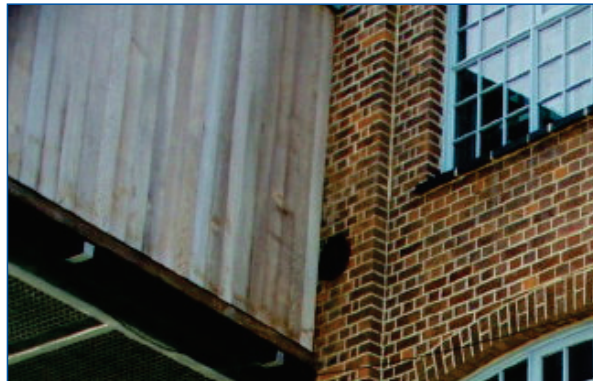
You can respond in the following ways:

- on line at [www.gloucester.gov.uk/cityplan](http://www.gloucester.gov.uk/cityplan)
- by downloading the PDF response form on our website
- by completing a response form at any of the road show events and sending it to us (details of these events will be posted on our website).

Our consultation runs from **Monday 23 May 2011** until **Tuesday 23 August 2011**

Please note that any comments you make are public documents.

# Appendix 2



## Technical Scope of The City Plan

The following sets out the subject matter of the City Plan in accordance with **Regulation 25** of the Town and Country Planning (Local Development) (England) (Amended) Regulations 2008

**Subject of the Plan:** City Plan Development Plan Document which will contain Site Allocations and generic Development Management Policies. It will review and incorporate the emerging policies from the following development plan documents into a single concise development plan document.

- Gloucester Core Strategy: Preferred Options Consultation Paper (2006)
- Central Area Action Plan: Preferred Options Consultation Paper (2006)
- Site Allocations and Designations (Non-Central Area): Preferred Options Consultation Paper (2006)
- Development Control Policies: Preferred Options Consultation Paper (2006)
- Supplementary Planning Documents (SPDs)

## Emerging Supplementary Planning Documents (SPDs)

- Affordable Housing
- New Housing and Open Spaces
- Lifetime Homes
- Lighting Strategy
- Kings Square and the Bus Station
- Westgate Island and Quay
- Clearwater Drive

## Adopted as Interim Planning Guidance

- Railway Corridor (2011)
- Sustainable Urban Drainage Systems (Adopted November 2004)
- Travel Plans (Adopted November 2004)
- Standards for the Sub-division of houses (Adopted November 2004)
- Lifetime homes (Adopted November 2004)
- New Housing and Open Space (Approved June 2001)
- Designing Safer Places (Adopted August 2008)
- Development Affecting Sites of the Historic (Archaeological) Environment (Adopted August 2008)
- Gloucester Docks (Adopted January 2006)
- Great Western Road (Adopted July 2004)
- Greater Blackfriars Development Brief (Adopted November 2009)

- Greater Greyfriars Planning Brief (Adopted February 2010)
- Heights of Buildings (Adopted Nov 2008)
- Home Extension Guide (Adopted August 2008)
- Industrial Sites (Bristol Road/Tuffley Crescent) (Adopted March 2003)
- Land East of Waterwells Business Park Planning Brief (Adopted September 2009)
- Kwiksave Site (Adopted May 2004)
- Telecommunications Development (Adopted August 2008)
- Views of Robinwoods Hill and Other High Ground from Hempsted (March 1996)

#### Other Suggested Policy Areas for Consideration in the City Plan

- Affordable housing
- Climate Change/SUDS/Flooding
- Parking/LTP
- Economic Development (employment/leisure/retail/tourism)
- Healthy living (open space/allotments)
- Heritage
- Community Facilities (S106 Contributions for Community Infrastructure)
- Natural Environment (trees/landscaping/LCAs, etc)
- Built Environment
- Community safety

The Scoping Document invites you to consider whether any additional documentation or policies should be reviewed for incorporation into the City Plan.

**General Conformity:** General Conformity with the emerging Spatial Strategy for the area. This is currently the Joint Core Strategy (JCS) being prepared by the Councils of Gloucester, Cheltenham and Tewkesbury. The South West Regional Spatial Strategy is also a material consideration in the preparation of the City Plan should it be revoked through the Localism Bill.

**Links with the Joint Core Strategy:** The context for the City Plan itself is the overarching spatial strategy being prepared in partnership by the three authorities Gloucester, Cheltenham and Tewkesbury through the Joint Core Strategy (JCS). This Joint Core Strategy will establish:

- The level of growth to be accommodated within the City Boundary in terms of new homes, employment and retail development; as well as strategic policies relating to affordable housing, climate change, flooding, green infrastructure, gypsy and traveller provision, landscape, biodiversity, design and infrastructure requirements.
- It will also set out how cross-boundary issues should be considered such as development

*continued*







that occurs on the periphery of the City Boundary.

The City Plan will therefore rely on the JCS to set the strategic requirements for the City and respond by identifying the development sites within the City and the generic planning policy framework to deliver them.

The Joint Core Strategy will be consulted on separately in October 2011 and you are invited to comment on that as well if you wish. More information on the JCS can be found using [www.gct-jcs.org](http://www.gct-jcs.org)

**Options and Reasonable Alternatives:** The testing of reasonable alternatives is an essential component of the plan-making process. All of the above documents have undergone a process that has identified and considered a range of alternatives, both in site allocations and generic development management policies.

The City Plan will build upon the options considered as part of preparing all of the above development plan documents, in addition to considering further reasonable alternatives where appropriate. The next document prepared as part of the City Plan will identify and explain where options have been considered.

**Sustainability Appraisal and Strategic Environment Assessment:** Conformity for the purposes of SA/SEA will be with the emerging SA/SEA of the Joint Core Strategy (JCS). This sets out an overarching SA/SEA framework for the consideration of the JCS and further development plan documents and supplementary planning documents prepared under the framework of the JCS.

The JCS Scoping Report prepared for the JCS was developed and consulted upon, on the basis that the JCS would contain both site allocations and generic development plan policies. The format of the JCS has now changed, given the expected revocation of the RSS, however, the scope and content of the JCS SA/SEA Scoping Report and SA/SEA framework is still robust to apply to the testing of the City Plan.

In addition to this, the above Development Plan Documents that are being compiled into this single concise City Plan have all been through the Council's own SA/SEA process and options appraisals. The incorporation of them into this City Plan is therefore SA/SEA compliant with further testing undertaken through the JCS SA/SEA framework.



**GLOUCESTER**  
**CITY COUNCIL**

[www.gloucester.gov.uk/cityplan](http://www.gloucester.gov.uk/cityplan)