

Local Development Framework



Annual Monitoring Report



December 2007

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1. EXECUTIVE SUMMARY

1.1 This is the Council's third Annual Monitoring Report (AMR). It covers the period 1st April 2006 - 31st March 2007.

1.2 The AMR considers two main issues:

1. Progress made by the Council in producing the Local Development Framework; and
2. The impact of policies set out in the Local Plan (and in due course the Local Development Framework)

Progress in Producing the Local Development Framework

1.3 The Council's current LDF timetable known as the 'Local Development Scheme' (LDS) was approved in June 2007. Unfortunately it has not been possible to achieve all of the milestones set out in the LDS.

1.4 In particular, the Core Strategy further preferred option consultation has slipped from November 2007 to March 2008. Formal submission of the strategy is now likely to take place in September 2008.

1.5 The reason for this slippage is the flooding that occurred in July, which had a direct impact on the completion of the Gloucestershire Strategic Housing Market Assessment - a key part of the Core Strategy evidence base. It has also necessitated the completion of a detailed Strategic Flood Risk Assessment (SFRA), which will be started in January 2008.

1.6 The delay experienced with the Core Strategy has had a direct impact on the timetable of the Council's other main development plan documents as, based on advice from the Planning Inspectorate and Government Office, these will not be submitted until the Core Strategy has been approved.

1.7 In line with the approved LDS (June 2007) a total of five 'topic-based' and seven 'site-specific' supplementary planning documents were published in September 2007.

1.8 The lighting in new development, affordable housing and open space documents have however slipped to March 2008 and the tall buildings issues and options consultation took place in November 2007 not July 2007.

1.9 Finally, the Council's Conservation Area Appraisals were adopted in September 2007 not July 2007 as the July Council meeting at which the appraisals would have been adopted, was cancelled due to flooding.

Policy Impact

- 1.10 For ease of reference and for consistency with the previous AMR covering the period 2005/2006, we consider the impact of existing local plan policies and emerging Local Development Framework policies under the following headings:
- Housing
 - Employment
 - Transport
 - Commercial Development (Retail, Office and Leisure)
 - Natural Environment
 - Built Environment
 - Leisure and Recreation
- 1.11 The main findings are summarised below and set out in full in Section 5 of the report.

Housing

- 962 new dwellings were completed in the period 2006/2007
- 26% of all residential completions were windfalls
- Between 2001/2 and 2006/7 a total of 3,715 new homes were built - 640 more than the required number of homes set out in the 1999 Structure Plan for the same period
- For the period 2006 - 2026, the annualised housing requirement for Gloucester is 575 dwellings per year equating to 11,500 in total
- The forecast number of dwellings that will be provided in this period is 10,644 (but this figure does not include appeal decisions and permissions from April 2007)
- Potentially there will be a peak in the supply of housing in the period 2008/9 to 2012/13 with a subsequent decrease in supply thereafter
- Further housing sites will need to be identified in the period 2018/19 to 2025/2026
- 66% of residential development took place on previously developed land in this AMR period (2006/07)
- In terms of the density of development, 51.2% of housing completions exceeded 50 dwellings per hectare and 45.4% were between 30 and 50 dwellings per hectare
- 123 new affordable homes were built in this AMR period (2006/07)

Employment

- 69% of employment completions took place at Waterwells Business Park - an allocated employment site
- The majority of completions were therefore on greenfield land and not within a regeneration area, although a number of schemes currently being promoted by the Gloucester Heritage Urban Regeneration Company (GHURC) should increase the amount of new employment development in the Central Area
- There is around 86 hectares of available employment land in Gloucester (including allocations and commitments) although a number of these are being reviewed through the LDF process
- 11.26 hectares of employment land have been lost through the redevelopment of the former RAF Quedgeley site within the AMR period

Transport

- All development within the AMR period complied with the Council's approved parking standards
- In terms of access to local services; 100% of new residential development was within 30 minutes public transport time of a GP surgery, 71% for a hospital, 100% for a primary school, 96% for a secondary school, 99% for an employment centre and 100% for a major retail centre.
- 91% of council controlled parking within the City is short stay
- The South West Bypass is on target for completion in April 2007
- Planning permission was granted for the St. Anne's Way Bridge link in the monitoring period (and this is now under construction)
- The number of people using bus services has increased by 2 million Countywide on 05/06 figures
- One Travel Plan was adopted within the AMR period
- There were 3 fatalities and 35 serious accidents in the City in the AMR period

Commercial Development (Retail, Office and Leisure)

- 727 sq. m of retail floorspace was completed in the monitoring period
- 149 sq. m of this was within the City Centre
- 681 sq. m of office floorspace was completed
- No leisure floorspace was completed in the monitoring period
- No retail floorspace was lost in the City Centre or from a district or local centre as a result of a change of use in the monitoring period.

Natural Environment

- 0.3 of open standing water have been formed
- 12 Tree Preservation Orders were made in the monitoring period
- No planning applications were granted contrary to the advice of the Environment Agency
- Works have been undertaken by the Environment Agency to improve flood flow on Alney Island within the monitoring period
- 8,004 tonnes of dry household waste were recycled and 3,125 tonnes of garden waste were composted in the monitoring period
- 23.38% of all household waste was either recycled or composted in the monitoring period
- 36,471 tonnes of household waste was taken to landfill - a decrease of 11.0% from the previous year

Built Environment

- Ten planning applications were required to address archaeological issues through an appropriate planning condition in the monitoring period
- One 'Townscape Heritage Initiative' (THI) scheme was continued in the AMR period
- The conservation of five historic buildings was assisted through grants funded directly or in partnership (compares to four in the previous AMR period)
- Two buildings were taken off the City Council's 'Buildings At Risk Register' in the monitoring period
- 11 Conservation Areas were reviewed and 2 new ones recommended

Leisure and Recreation

- 2 children's play areas were renewed, one skate park including a BMX track constructed, one multi use games area provided and a set of tennis courts refurbished
- Barnwood Arboretum retained its 'Green Flag' status in July 2006
- The Council is pursuing 'Green Flag' status for Gloucester Park

2. INTRODUCTION

- 2.1 The City Council is in the process of preparing a Local Development Framework for Gloucester (LDF). This will replace the existing Gloucester Local Plan adopted in 1983 and the Revised Deposit Draft Local Plan published in 2002, which has been approved for development control purposes (i.e. determining planning applications).
- 2.2 As part of the Local Development Framework, the Council is required to produce an 'Annual Monitoring Report' or AMR, which must be submitted to the Government Office no later than the end of December each year.
- 2.3 The AMR considers the following.
1. Progress made by the Council in producing the Local Development Framework; and
 2. The impact of policies set out in the Local Plan
- 2.4 In due course, the AMR will look at the extent to which LDF policies are being achieved. At present however, no LDF policies have been adopted therefore in this AMR, which is the third to be produced by the City Council and covers the period 1st April 2006 - 31st March 2007, we look at the impact of existing local plan policies. In due course we will consider the impact of LDF policies when these have been adopted.

Why Monitor?

- 2.5 Monitoring is essential to establish what is happening now, what may happen in the future and then compare these trends against existing policies and targets to determine what needs to be done.
- 2.6 Monitoring helps to address questions like:
- Are policies achieving their objectives and in particular are they delivering sustainable development?
 - Have policies had unintended consequences?
 - Are the assumptions and objectives behind policies still relevant?
 - Are targets being achieved?

- 2.7 Monitoring is becoming increasingly important because Local Development Frameworks must be continually reviewed and revised. Monitoring of the implementation and effect of the different components of the LDF is central to this process.

Structure of the AMR

- 2.8 The AMR is divided into two main parts. Part A looks at progress made on the Local Development Framework whilst Part B look at the implementation of Local Plan policies through a series of core and local indicators.
- 2.9 The AMR concludes with a summary of the main findings. An executive summary is provided at the beginning of the AMR for ease of reference.

**PART A - PROGRESS ON THE
LOCAL DEVELOPMENT FRAMEWORK**

3. PROGRESS ON THE LOCAL DEVELOPMENT FRAMEWORK

Background

- 3.1 The Gloucester Local Development Framework will comprise four main development plan documents (DPDs):
- Core Strategy
 - Development Control Policies
 - Central Area Action Plan
 - Site Allocations and Designations (Non-Central Area)
- 3.2 Appendix 1 briefly summarises the role and content of each DPD.
- 3.3 In line with advice received from the Government Office for the South West the Council is now focusing on the adoption of the Core Strategy with the other three documents to come forward once the Core Strategy has been approved.
- 3.4 Supporting these four main development plan documents will be a number of topic-based supplementary planning documents (SPDs).
- 3.5 Topic based SPDs include:
- Affordable Housing
 - New Housing and Open Space
 - Designing Safer Places
 - Extending Your Home
 - Telecommunications Development
 - Development Affecting Sites of Historic Environment (Archaeological) Interest
 - Lifetime Homes
 - Lighting in New Development
 - Tall Buildings in New Development
- 3.6 Site-specific SPDs include:
- Conservation Area Appraisals (various)
 - Greater Blackfriars
 - Greater Greyfriars
 - King's Square and the Bus Station
 - Westgate Island and Quay
 - The Railway Corridor
 - Land at Clearwater Drive
 - Land East of Waterwells Business Park
- 3.7 Appendix 1 briefly summarises the role and content of each SPD.

- 3.8 The timetable against which all of these documents will be prepared is called the Local Development Scheme (LDS). The Council's current LDS was approved in June 2007 and covers the three-year period to June 2010.
- 3.9 Unfortunately it has not been possible to achieve all of the milestones set out in the approved LDS.
- 3.10 In particular, the Core Strategy further preferred option consultation scheduled for November 2007 has slipped until March 2008. This is because of the flooding in July, which had a direct impact on the completion of the Gloucestershire Strategic Housing Market Assessment - a key part of the Core Strategy evidence base.
- 3.11 This has had a subsequent 'knock-on' effect on the overall timetable.
- 3.12 The tables below set out the current planned timetable for all LDF documents and how in some instances, it differs from the dates set out in the approved LDS (June 2007).
- 3.13 For ease of reference any actual and forecast delays are shown in red text.

Table 1 - Progress of Development Plan Documents

Document	Preferred Options	Submission
Core Strategy	Planned - November 2007 Actual - March 2008	Planned - April 2008 Actual - September 2008
Development Control Policies	Planned - January 2006 Actual - January 2006	Planned - January 2009 Actual - April 2009
Central Area Action Plan	Planned - August 2006 Actual - August 2006	Planned - January 2009 Actual - April 2009
Site Allocations & Designations (Non-Central Area)	Planned - August 2006 Actual - August 2006	Planned - January 2009 Actual - April 2009

Table 2 - Progress of Supplementary Planning Documents

Document	Informal Consultation	Regulation 17 Consultation
Affordable Housing	Planned - January 2006 Actual - January 2006	Planned - November 2007 Actual - March 2008
New Housing and Open Space	Planned - January 2006 Actual - January 2006	Planned - November 2007 Actual - March 2008
Designing Safer Places	Planned - January 2006 Actual - January 2006	Planned - September 2007 Actual - September 2007
Extending Your Home	Planned - January 2006 Actual - January 2006	Planned - September 2007 Actual - September 2007
Telecommunications	Planned - January 2006 Actual - January 2006	Planned - September 2007 Actual - September 2007
Development Affecting Sites of Historic Environment Interest	Planned - January 2006 Actual - January 2006	Planned - September 2007 Actual - September 2007
Lifetime Homes	Planned - September 2007 Actual - September 2007	Planned - April 2008 Actual - April 2008
Tall Buildings in Gloucester	Planned - December 2007 Actual - December 2007	Planned - April 2008 Actual - April 2008
Greater Blackfriars	Planned - August 2006 Actual - August 2006	Planned - September 2007 Actual - September 2007
Greater Greyfriars	Planned - August 2006 Actual - August 2006	Planned - September 2007 Actual - September 2007
King's Square and the Bus Station	Planned - August 2006 Actual - August 2006	Planned - September 2007 Actual - September 2007
Westgate Island and Quay	Planned - August 2006 Actual - August 2006	Planned - September 2007 Actual - September 2007

The Railway Corridor	Planned - August 2006 Actual - August 2006	Planned - September 2007 Actual - September 2007
Land at Clearwater Drive	Planned - August 2006 Actual - August 2006	Planned - September 2007 Actual - September 2007
Land East of Waterwells Business Park	Planned - August 2006 Actual - August 2006	Planned - September 2007 Actual - September 2007
Conservation Area Appraisals	Planned - March 2006 Actual - March 2006	Planned - November 2006 Actual - November 2006

3.14 A revised Local Development Scheme will be submitted to the Government Office for the South West in January 2008 reflecting the revised dates set out above.

PART B - POLICY IMPLEMENTATION

4. 'PEN PORTRAIT' OF GLOUCESTER

Introduction

- 4.1 In this section of the AMR we look at the different impacts that the Council's planning policies are having on Gloucester. For example, where there is a policy that seeks to give priority to the re-use of brownfield land in preference to greenfield development, what proportion of development is actually taking place on brownfield land compared to Greenfield sites?
- 4.2 In this AMR, we consider the impact of policies contained in the 1983 Adopted Local Plan and the 2002 Revised Deposit Draft Local Plan. In due course, we will assess the impact of LDF policies once these have been formally submitted.
- 4.3 Before we look at the specific impacts of the Council's planning policies however, it's useful to look at Gloucester as a place and to identify the key issues facing the City.
- 4.4 We do this by exploring a number of 'contextual indicators'. A schedule of indicators is set out in the table below. This is supplemented by further information attached at Appendix 2.
- 4.5 It should be noted that most contextual indicators are unlikely to change significantly over time, however understanding them will help to influence the direction and development of spatial plan policies in the City.

Table 3 - Gloucester City Contextual Indicators

Indicator	Gloucester	South West	England	Source and Review Period
Population				
	'000	'000	'000	
Population Size	113,200	5,124,100	58,845,700	ONS MYE 2006 Updated Annually
Age Structure	'000	'000	'000	
0 - 14	21,300	855,600	9,006,800	ONS MYE 2006 Updated Annually
15 - 29	22,000	924,500	9,967,300	
30 - 64	52,900	2,384,400	23,703,200	
65+	17,100	959,500	8,085,700	
Ethnic Composition	%	%	%	
White	92.55	97.7	90.92	ONS 2001 Census Updated Each Decade
Mixed	1.91	0.75	1.31	
Asian	2.76	0.67	4.57	
Black	2.3	0.43	2.3	
Chinese/Other	0.48	0.45	0.89	
	Person's Per Hectare	Person's Per Hectare	Person's Per Hectare	
Population Density	27.11	2.07	3.77	ONS 2001 Census Updated Each Decade
Dwellings and Households				
Total Number of Households	45,765	2,085,984	21,262,825	ONS 2001 Census Updated Each Decade
	Persons	Persons	Persons	
Average Household Size	2.36	2.31	2.36	ONS 2001 Census Updated Each Decade
Household Demographics	%	%	%	ONS 2001 Census Updated Each Decade
1 Person Households	30.2	29.6	30.1	
Couples	23.5	37.8	34.5	
Couples with Dependent Children	33.9	21.1	21.9	

Lone Parent with Dependent Children	7.5	5.9	7.1	
Total Number of Dwellings	50,669	Not known	Not known	HIP Return Updated Annually
Housing Tenure	%	%	%	
Owner Occupied	74.7	73.1	68.7	ONS 2001 Census Updated Each Decade
Rented (LA, HA, RSL)	14.1	13.5	19.3	
Private rented/Rent free	11.2	13.4	12.0	
Quality of Stock (Unfit Dwellings)	2.1	4.1	4.4	ONS 2001 Census Updated Each Decade
Crime				
Residents who feel Safe during daytime	85.7	Not known	Not known	Perception of Crime Survey 2007 Research Team Gloucestershire County Council Updated Annually
Residents who feel Safe during night-time	32.3	Not known	Not known	
Health and Well-being				
SOA's in 10% most Deprived nationally	5 in total: Kingsholm & Wotton (3) Matson & Ronbinswood (1) Podsmead (1) Westgate (1) Westgate (3)	Not known	Not known	IMD 2004 (ODPM)
House Prices	Average house price in Gloucester as at September 2007 = £168,816 Flat = £127,408 Terraced = £143,287 Semi-detached = £169,941 Detached = £248,667 National Average = £184,346			Gloucestershire HMA & Land Registry November 2007
House Price to Income Ratio	3.40	4.74	4.20 (England)	Joseph Rowntree Foundation (2005)
	Years	Years	Years	
Male Life Expectancy (at birth)	77.3	78.5	77.3	ONS 2006
Female Life Expectancy (at birth)	81.4	82.7	81.6	

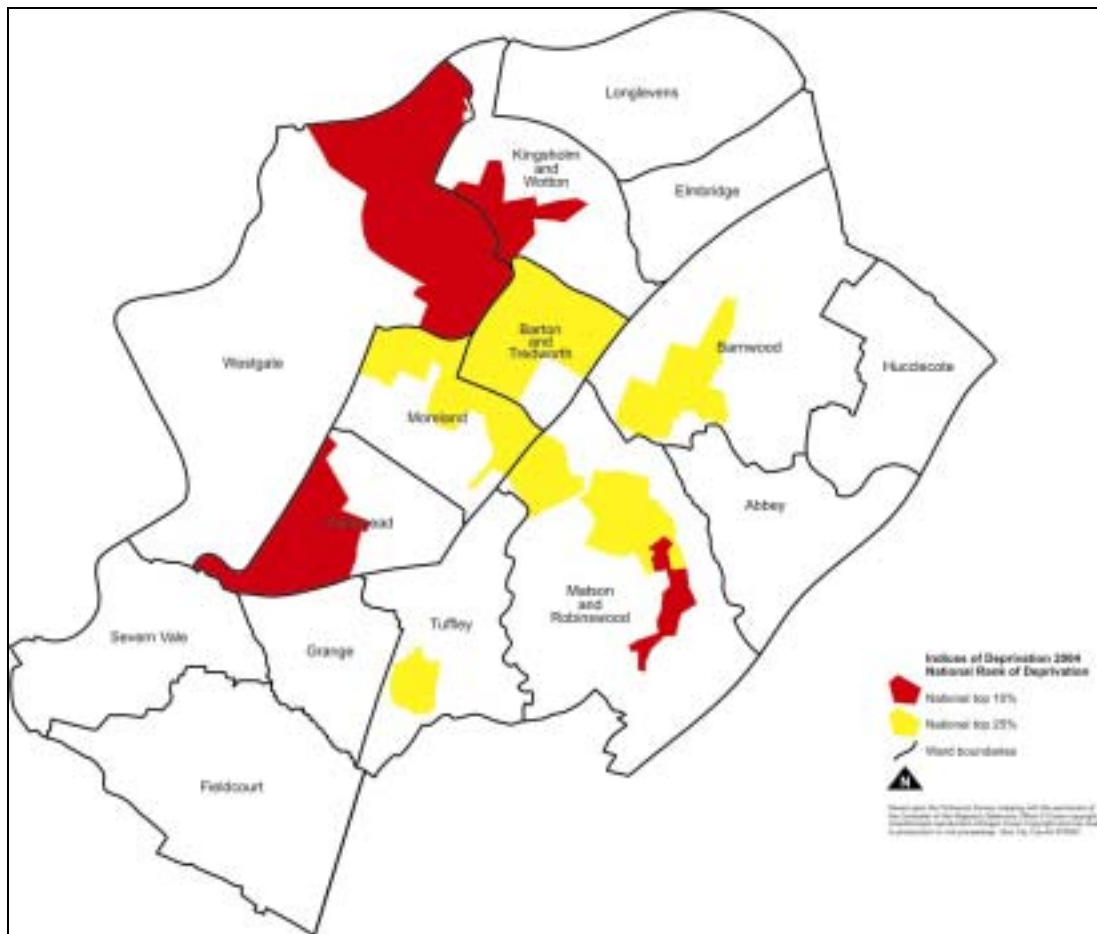
	%	%	%	
Limiting Long Term Illness	16.9	18.1	17.9	ONS 2001 Census Updated Each Decade
Economy				
% Economically Active Population Unemployed	3.39	2.57	3.35	ONS Annual Population Survey 2006
Gross Average Weekly Earnings - Full-Time Workers	£475.80	£513.60	£557.10	ONS Annual Survey of Hours and Earnings Workplace Analysis October 2007
	%	%	%	
Economically Active (Working Age)	66.8	62.6	62.9	Annual Population Survey October 2007
	£	£	£	
Gross Value £ Added Per Head	19,476	16,141	17,451	Research Department, Gloucestershire County Council (2004 figures)
Transport and Commuting				
	%	%	%	
Households with no car	24.2	18.7	26.8	ONS 2001 Census Updated Each Decade
Travel to Work - % of work age population in employment	%	%	%	
Car/Motorcycle	46.4	43.2	39.6	ONS 2001 Census Updated Each Decade
Public Transport	4.7	3.9	9.4	
Cycle	4.1	2.2	1.8	
Foot	7.1	7.9	6.3	
Commuting - Distance travelled to work by resident population	%	%	%	
Less than 2km	24.7	24.1	20.0	ONS 2001 Census Updated Each Decade
2 - 5km	30.6	19.1	20.1	
More than 5km	33.4	40.4	46.0	
Average Distance	11	14	13	

Education				
	%	%	%	
% of 16 year olds achieving 5+ GCSE at A* - C or above	51.6	Not known	53.7	The Gloucester Story 2006
	%	%	%	
Working age people with NVQ levels 3+ as % of all working age population	22.9	27.5	28.2	ONS 2001 Census Updated Each Decade
Environment				
% of area protected by a national designation (SSSI)	0.08% (3.56 ha)	Not known	Not known	Gloucester City Council
Number of Listed buildings	700 Listed Buildings. Equivalent to 1 per 161.7 residents *	Not known	Not known	Gloucester City Council Conservation Team * Based on 2006 Mid-Year Estimates
	%	%	%	
Percentage of household waste recycled	15.18	Not known	Not known	Audit Commission BVPI 82a (2006/2007)

4.6 To summarise, the key issues for Gloucester arising from the contextual indicators set out above are as follows:

- The high population density reflects the compact urban nature of the City
- Gloucester is a family city with significantly more households with dependent children than the southwest or national average
- Owner occupation is higher than the national average and the quality of the housing stock in the City is better than that found in the South West or nationally
- The rate of unemployment in some parts of the City is much higher than average. The unemployment rate among black and minority ethnic populations is also high although this reflects the national trend
- Gloucester has 5 super output areas in the top 10% of most deprived super output areas nationally. These are illustrated below. Crime and the perception of crime is also an issue in the City

Figure 1 - Deprived Super Output Areas in Gloucester



- Gross average weekly earnings are significantly lower in the City than for the South West or nationally and the working age population in less skilled than that found in the south west or nationally
- Notwithstanding the above GVA per head, a measure of productivity is higher than the south west or national average indicating a buoyant local economy
- The average house price in Gloucester is £15,500 less than the national average, however the issue of affordability remains with lower than average household incomes and the provision of social housing remains an issue for the City

- 4.7 Within the context described above the City is required to address the following challenges:
- Gloucester is defined as a 'Strategically Significant City' and along with Cheltenham is required to accommodate the majority of Gloucestershire's growth in the period up to 2026
 - There is a need for more affordable housing in Gloucester with around 1,234 new homes required each year to meet the backlog and newly arising need
 - Despite low car ownership traffic congestion is a problem in some places due to high levels of in-commuting
 - Gloucester has fallen behind in the sub-regional retail hierarchy in recent years
 - Gloucester is an important tourist destination, however most visits are day visits only and there is a lack of overnight visitors reflecting a limited evening economy
 - Gloucester has a shortage of public open space compared to national recommended standards and this needs to be addressed
 - A significant proportion of the City lies within the floodplain of the River Severn or one of its tributaries
 - Gloucester has an important built environment with significant historic interest. Much of this historic interest is located within the Central Area

5. POLICY IMPACT

5.1 In this section we look in detail at the impact of existing Local Plan policies. For ease of reference, we have sub-divided our assessment into the following topics:

- Housing
- Employment
- Transport
- Commercial Development (Retail, Office and Leisure)
- Natural Environment
- Built Environment
- Leisure and Recreation

5.2 Under each topic, we provide a summary of the relevant national and regional policy context and summarise relevant adopted and draft local plan policies as well as emerging draft LDF policies.

5.3 We then consider the various impacts that these policies are having using a series of core and local indicators. Core indicators are required by Central Government. Local indicators are those we consider appropriate and useful at the local level.

5.4 These local indicators will be refined through the preparation of the Local Development Framework and through subsequent Annual Monitoring Reports.

5.5 The indicators are set out in a series of tables for ease of reference with commentary on the main findings summarised below each table.

HOUSING



Photo 1: Horton Road Hospital - Residential Conversion

Context

- 5.6 Everyone should have the opportunity of a decent home. The City Council therefore has a responsibility to ensure that enough land is made available to ensure a constant supply of new homes. Furthermore there is a need to ensure that the right types of new home are provided. In Gloucester, there is a significant need for new affordable housing.
- 5.7 In terms of providing new housing, the Gloucestershire Structure Plan (1999) requires the provision of 10,250 dwellings in the period 1991 - 2011. As at 31st March 2007, 8,953 new homes had been completed.
- 5.8 The draft Regional Spatial Strategy for the South West (June 2006) states that provision should be made for 11,500 new homes in Gloucester in the period 2006 - 2026, equating to 575 homes per year. A further 6,000 new homes should be provided on the edge of Gloucester through urban extensions, equating to 300 dwellings per year.

- 5.9 The draft RSS emphasises that priority should be given to the re-use of previously developed land with an overall target of 50% for the region. The RSS recommends high-density development of at least 50 dwellings per hectare for strategically significant settlements such as Gloucester and Cheltenham. The average density for new build dwellings in Gloucester in the 06/07 monitoring period was 53.8 dwellings per hectare, slightly above the RSS recommended density.
- 5.10 The draft RSS recognises the importance of affordable housing provision and seeks to ensure that an adequate choice and mix of housing types of all tenures are provided at the most sustainable locations. Local authorities should routinely require more than 30% of housing to be affordable. In the 06/07 monitoring period, 123 affordable dwellings were completed in the City comprising 82 social rented and 41 low-cost units.
- 5.11 Recent national housing policy set out in PPS3 - Housing, requires local planning authorities to maintain a five-year supply of available, developable housing land. As of 1st April 2007, there were a total of 5,054 commitments (i.e. sites with planning permission) for dwellings in the City, with a further 139 dwellings, granted permission subject to the completion of a Section 106 legal agreement. Taking into account this years' completion figure (962 dwellings), commitments alone represent a 9-year housing supply with regard to draft RSS targets.

Local Plan Policies

- 5.12 There are a number of Local Plan policies relating to housing including housing provision, affordable housing, housing mix, density of development, re-use of previously developed land, design and layout.
- 5.13 Policies of particular relevance include the following:

1983 Local Plan

Core Policy H1 - Five Year Housing Land Supply

Core Policy H3 - Preservation and Revitalisation of Older Housing Stock

Core Policy H4 - Housing Need

Revised Deposit Draft Local Plan

Policy H.1 - Allocations for Mixed Use Including Housing
Policy H.2 - Allocations for Housing Development
Policy H.4 - Housing Proposals on Unallocated Sites
Policy H.5 - Use of Upper Floors for Residential
Policy H.6 - Housing in the Central Area
Policy H.7 - Housing Density and Layout
Policy H.8 - Housing Mix
Policy H.15 - The Provision of Affordable Housing
Policy H.16 - Affordable Housing Mix, Design And Layout

Emerging Local Development Framework Policies

- 5.14 The draft LDF Core Strategy aims to ensure that enough sites are made available in order to meet the housing needs of the City in the period to 2026 (as defined by the Regional Spatial Strategy for the South West).
- 5.15 The strategy also aims to deliver a choice and mix of housing types and tenures which cater for a range of needs and aspirations including those in need of affordable housing in order to promote the establishment of sustainable communities and to ensure that everyone in Gloucester has the opportunity of a decent home.
- 5.16 In detail, this will mean; providing 11,500 new homes in the period 2006-2026, maintaining a five-year supply of developable housing land, giving priority to the re-use of previously developed land and ensuring a mix of house types is provided including affordable housing and lifetime homes.
- 5.17 Draft Core Policies of particular relevance include:
- Core Policy 3 - Priority to the Re-Use of Previously Developed Land and Buildings
 - Core Policy 4 - Housing Provision
 - Core Policy 5 - Housing Type and Tenure
 - Core Policy 6 - Proposals for Gypsy and Traveller Accommodation



Photo 2 - Double Reynolds Warehouse

Implementation/Impact of Policies

5.18 We consider below the impact of the local plan policies listed above through detailed consideration of the following indicators:

- The Council's housing requirement
- Delivery of housing over the past 5 years
- Latest and forecast housing completions
- The percentage of homes built on previously developed land
- The density of residential development coming forward
- The number of affordable homes completed
- The percentage of speculative or 'windfall' housing development

5.19 In due course, the impact of the LDF policies will be assessed once they are submitted and adopted.

5.20 The results for the period 2006/2007 are summarised in the table overleaf and in the Housing Trajectory attached at Appendix 3. Commentary on the main findings is provided below the table.

Table 4 - Housing Core and Local Indicators

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
2a Housing Trajectory	Core	Structure Plan Target - 10,250 new homes between 1991 and 2011 Draft RSS draft target - 11,500 new homes between 2006 and 2026	8,953 dwellings completed 1991-2007 962 dwellings complete 2006-2026 See Housing Trajectory attached at Appendix 3.	See commentary below.
2b Percentage of new and converted dwellings on previously developed land	Core	National target of 60% Regional target of 50% set out in the draft RSS although expected to be higher in strategically significant locations such as Gloucester and Cheltenham	66 % of residential completions took place on previously developed land (634 dwellings)	Completions on PDL are falling owing to current build out of large allocation at RAF Quedgeley comprising 50% brown/50% Greenfield. This will affect the brownfield completions figure until 2011/12 and possibly beyond.

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
2c Percentage of new dwellings completed at (i) Less than 30 dwellings/ha (ii) 30-50 dwellings/ha (iii) greater than 50 dwellings per ha	Core	100% over 40 dwellings/ha in Central Area 100% over 30 dwellings/ha in rest of City.	(i) 3.4% of completions less than 30 dw/ha (ii) 45.4% of completions at 30-50 dw/ha (iii) 51.2% of completions at more than 50 dw/ha	High level of completions of conversions and new build flats in the central area experienced in this monitoring year.
2d Affordable housing completions	Core	Delivery of affordable homes from all schemes proposing 15 or more dwellings, or greater than 0.5ha in area. Local Plan target 40% affordable housing provision Draft RSS states that Local Authorities should routinely aim for at least 30%	123 affordable dwellings were completed in the 06/07 monitoring period.	The Council is currently securing good levels of affordable housing from most housing schemes of 15 or more owing to the identified need in the City.

2e Total Annual Completions	Core	512.5 per annum for Structure Plan period (up to 2011) 575 per annum to meet Draft RSS targets (2006/2026)	Total net number of residential completions in 2006/07 - 962	High level of completions in the monitoring period owing to substantial completions on a strategic part brownfield, part greenfield allocation on edge of City (RAF Quedgeley).
2f Percentage windfall completions of all completions	Local	-	26% of all completions were windfalls i.e. speculative residential development not on sites allocated for development by the Council (253 out of 962)	The Council's current policy approach allows for brownfield windfall sites to come forward subject to certain criteria being met. This years figure is less than the 05/06 monitoring year indicating that more dwellings were delivered on allocated sites.

Commentary

- 5.21 A number of key trends can be observed from the data set out in the table above.
- 5.22 Between April 2006 and March 2007, a total of 962 (net) new dwellings were completed. Of these, 634 (66%) dwellings were built on previously developed or brownfield land and 328 (34%) involved greenfield sites.
- 5.23 This is consistent with Government advice, which seeks to give priority to the re-use of previously developed land in the interests of sustainable development.
- 5.24 The total number of net completions at 962 was significantly higher than the 2006 figure of 790. It is the highest recorded level of completions in the structure plan period, the second highest being in 1993 when 844 dwellings were completed.
- 5.25 The high level of completions can be attributed to the increasing number of flats being developed within the City (both conversions and new builds) and the high level of completions at the large strategic allocation of RAF Quedgeley site (Kingsway).
- 5.26 The average density for new build dwellings on completed sites in Gloucester in the period April 2006 - March 2007 was 53.83 dwellings per hectare. This compares favourably with both the recommended density of 30-50 dwellings per hectare (net) set out in PPS3 - Housing and the draft Regional Spatial Strategy for the South West (June 2006) which recommends densities of at least 50 dwellings per hectare in strategically significant cities such as Gloucester and Cheltenham.
- 5.27 In terms of the types of sites and numbers of dwellings completed in the monitoring period, 422 units were on allocated previously developed land, 297 units were on allocated non previously developed land, 210 units were windfalls and 33 units were on unidentified non-previously developed land. This is illustrated in the pie chart below.

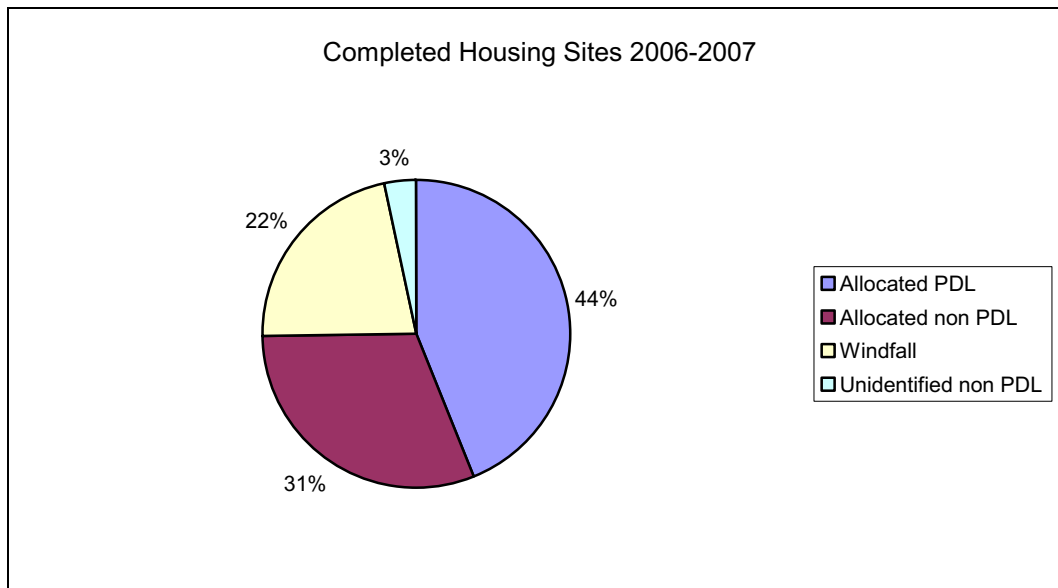


Figure 1 – Completions and Land Type 2006-2007

- 5.28 In terms of other firm commitments, 139 units are subject to S.106 legal agreements that are yet to be signed, all of these are on brownfield sites.
- 5.29 Concerning the remaining Structure Plan requirement (1,317 dwellings) the City Council has 6,138 units in the pipeline including 5,054 commitments, 705 draft Local Plan allocations, 139 firm commitments (subject to S.106 etc.) plus a modest windfall allowance of 240.
- 5.30 This creates a significant surplus of approximately 4,821 dwellings over and above the 1991 -2011 Structure Plan requirement assuming all sites come forward as expected.

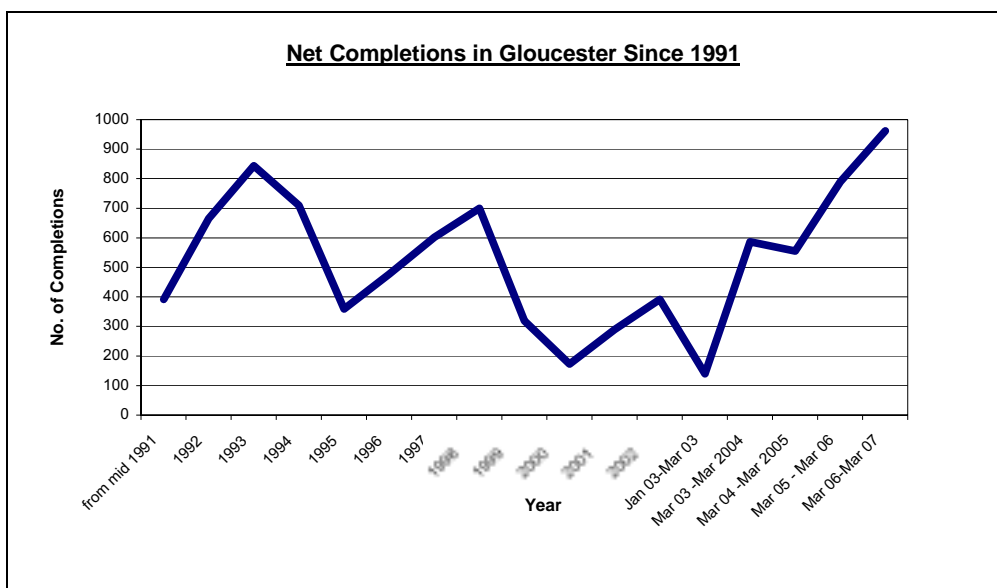


Figure 2 - Net Housing Completions 1991 - 2007

- 5.31 Figure 2 shows that the delivery of new dwellings in the City has been gradually rising since 2000. This is a result of the Council allocating sites for residential development and a buoyant housing market in the area, which has stimulated the delivery of speculative housing schemes on unallocated sites (referred to as windfalls). The housing land supply remains healthy and is illustrated by the housing trajectory attached at Appendix 3.
- 5.32 The trajectory shows the anticipated delivery of new dwellings in Gloucester compared to draft RSS requirements. It anticipates a high projected delivery of dwellings in the first half of the RSS period 2006-2016. This is a result of a large allocation coming forward in the south of the City (Kingsway) and the regeneration of key sites in the City Centre through the involvement of Gloucester Heritage Urban Regeneration Company. If some of these sites do not come forward as anticipated the potential 'peak' in housing supply may be flatter than shown in the trajectory. This is possible given that a number of the GHURC sites are subject to various constraints.

Major Housing Sites Position Update

- 5.33 Set out below is a summary of the latest position regarding the development of some of the major housing sites in Gloucester. This information is taken from the Council's 2006/07 Housing Land Availability Report - available separately.

LAND AT BODIAM AVENUE

- 5.34 Outline permission was granted in 2001 for the erection of 350 dwellings on the site. This development has been phased with reserved matters applications for 88, 17 and 237 dwellings being submitted. The site for 17 dwellings was completed by March 2005. The site for 88 dwellings is complete except for 6 flats which were under construction in March 2007. The adjacent scheme for 237 dwellings now has 127 completed dwellings, 95 under construction and 15 not started.

WESTERN WATERFRONT

- 5.35 This major mixed-use allocation has an estimated capacity for 2000 dwellings. The area currently divides into three main sub areas described below.

THE DOCKS

- 5.36 March 2004 28 flats were complete in Albert Warehouse and 4 on the Old Custom House on the Quay and the conversion of Priday Metford Flour Mill had begun. By March 2005 40 flats were complete in the Flour Mill and 70 in the Double Reynolds and Vinings Warehouse with construction on West Quay and the Barge Arm underway. By the end of March 2006 the 50 dwellings on West Quay were complete with 84 units on the Barge Arm and 32 units in Biddles and Shipton warehouses under construction. By the end of March 2007 the latter two schemes were both complete.

ST. OSWALD'S PARK

- 5.37 On 7 October 2003, the Secretary of State granted outline planning permission for a mixed-use development at the former Cattlemarket site including 650 dwellings. A reserved matters application for 400 open market dwellings at the site was approved during the 06/07 monitoring period and ground works commenced. A reserved matters application for the affordable element of the scheme is still awaited.

GLOUCESTER QUAYS

- 5.38 On 23rd June 2006 the Secretary of State granted outline planning permission for the Gloucester Quays scheme, which includes 1000 new apartments, as part of a much larger comprehensive mixed use regeneration scheme for a site to the south of the Docks. As of 31st March 2007 no reserved matters applications had been received concerning the residential element of the scheme.

HORTON ROAD

- 5.39 Horton Road Hospital was identified for development in a planning brief some years ago. The current scheme now implemented involved the refurbishment of many of the existing hospital buildings to convert them into dwellings as well as the construction of new dwellings in the hospital grounds. An initial application for 184 houses was superseded by a further application for 254 houses.
- 5.40 Horton road has been a phased development. By March 2004, 76 units had been completed. At March 2005 a further 52 units had been completed with 85 units under construction and 41 units not yet started. By the end of March 2006 a new application had altered the final number of units to be provided at the site to 270. 80 more flats and 7 more houses were completed in the 05/06 monitoring period. By March 2007 the site was complete except for 2 bungalows on the frontage.

FORMER RAF QUEDGELEY (KINGSWAY)

- 5.41 Outline planning permission has been granted for a comprehensive mixed-use development at the RAF Quedgeley site including 2,650 dwellings. A Reserved Matters application relating to the construction of principal access roads, drainage and balancing pond was permitted in 2004 and by the end of March 2005 two reserved matters permissions for a total of 224 dwellings had been permitted, but construction of the dwellings had not commenced.
- 5.42 By the end of March 2006 a total of 999 dwellings had permission within Framework 1 of the master planned site. Of these 136 were complete, 262 were under construction and 601 were not started. By March 2007 a further 459 dwellings had been completed on site within the Framework 1 area. Reserved matters consents had also been granted for 370 dwellings on Framework 2/3 with ground works underway but no dwellings as yet under construction.

LAND AT WINDFALL WAY

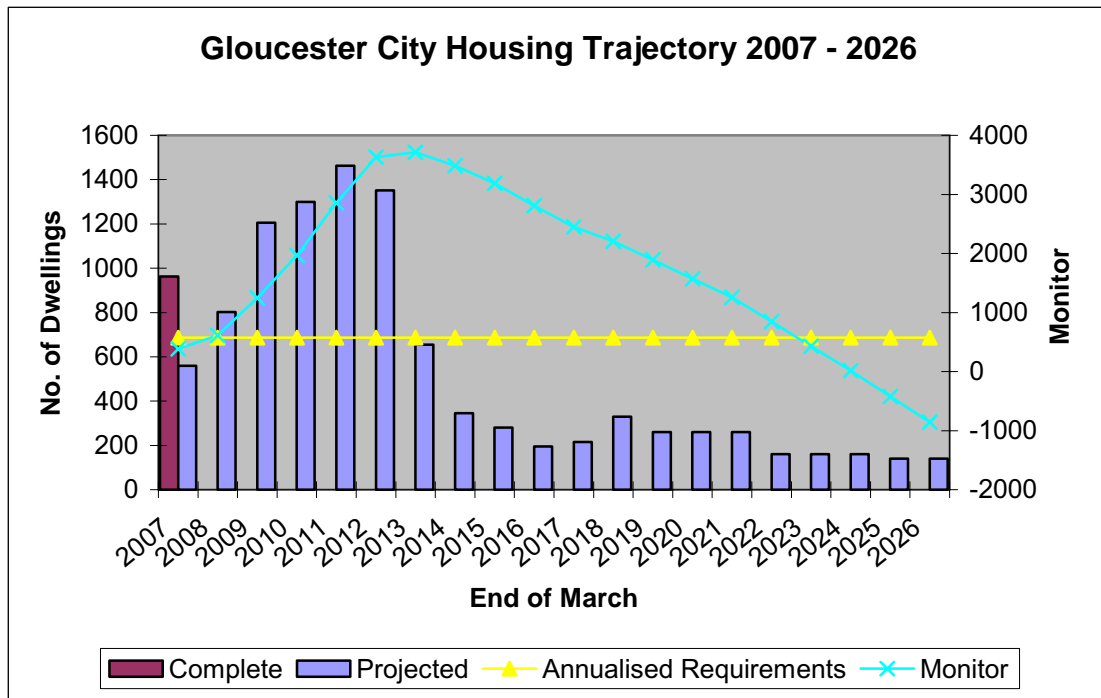
- 5.43 Reserved matters planning permission was granted in 2004 for the erection of 64 dwellings, by March 2005 6 were complete, 12 under construction and 46 not yet started. By the end of March 2006 26 more dwellings were complete with 32 under construction. By the end of March 2007 only 2 units remained under construction with the rest of the site complete.

Housing Trajectory

- 5.44 A Housing Trajectory is attached at Appendix 3. The trajectory looks at the following:
- Past housing completions
 - Forecast housing completions
 - The City Council's housing requirement as defined by the Structure Plan 1999 and the draft RSS
- 5.45 Based on these factors the trajectory identifies the extent to which there will be a potential under or over-supply of housing and how this should be managed in terms of the release of further housing land.
- 5.46 To summarise, the main findings of the trajectory not already discussed are as follows:
- Between 2001/2 and 2006/7 a total of 3,715 new homes were built - 640 more than the required number of homes set out in the 1999 Structure Plan for the same period.
 - For the period 2006 - 2026, the annualised housing requirement for Gloucester is 575 dwellings per year equating to 11,500 in total.
 - The forecast number of dwellings that will be provided in this period is 10,654. The local planning authority is confident, however, that the target of 11,500 will be met (see footnotes on housing trajectory).
 - Potentially there will be a peak in the supply of housing in the period 2008/9 to 2012/13 with a subsequent decrease in annual supply thereafter.
 - Further housing sites will need to be identified in the period 2018/19 to 2025/2026.

5.47 These findings are illustrated on the graph below.

Figure 3 - Housing Trajectory Graph



5.48 The Housing Trajectory will be updated on an annual basis through the Annual Monitoring Report (AMR).

EMPLOYMENT

Context

- 5.49 Gloucester is a major employment centre providing around 60,000 jobs. It provides jobs not only for those who live in the City but also those outside who commute in from rural areas on a daily basis including in particular Stroud and the Forest of Dean.
- 5.50 The importance of Gloucester as an employment centre is recognised in the Gloucestershire Structure Plan (1999) and more recently in the draft Regional Spatial Strategy for the South West (2006).
- 5.51 The adopted Gloucestershire Structure Plan (1999) requires Gloucester City to provide about 95 hectares of employment land in the period 1991 to 2011. As at 31st March 2007, 44.38 hectares had been taken up. Taking into account potential future gains and losses, there is a shortfall of around 39 hectares compared to the Structure Plan target.
- 5.52 The draft RSS (June 2006) emphasises the need for Gloucester to realise its economic potential in order to stimulate regeneration and increase the accessibility to and dispersal of prosperity across society particularly in areas of high unemployment.
- 5.53 The RSS also recognises the changing structure of the economy and emphasises the increasing importance of less traditional sectors in providing job opportunities such as jobs within the service sector which is rapidly expanding following a decline in manufacturing - a national trend.
- 5.54 The draft RSS states that around 12,750 new jobs should be provided within the Gloucester Travel to Work Area (TTWA). Existing data shows that most of these will be provided within the City. The Gloucester Heritage Urban Regeneration Company (GHURC) has set itself a target of creating 2000 new jobs in the Central Area of Gloucester by 2014.
- 5.55 The RSS does not stipulate a quantitative amount of floorspace to be provided. This will be determined through employment land reviews carried out in support of the preparation of Local Development Frameworks.

- 5.56 The provision of new employment land will be particularly important in Gloucester and Cheltenham in order to balance job opportunities with the creation of a significant number of new homes, which will help to create more sustainable patterns of growth.
- 5.57 It is anticipated that a large number of new jobs will be created through the provision of 20 hectares of new employment land as part of the mixed-use redevelopment of the former RAF Quedgeley site. Further large-scale employment provision will be made through the proposed extension of Waterwells Business Park.



Photo 3: Waterwells Business Park

- 5.58 Gloucester Business Park at Brockworth provides an important source of employment for Gloucester residents. In the longer term, a potential urban extension to the north of Gloucester will provide the opportunity for further employment provision as part of a large-scale mixed-use development.

Local Plan Policies

- 5.59 There is a range of policies within the 1983 Gloucester Local Plan and the Revised Deposit Draft Local Plan (2002) relating to the economy and employment land provision. Of particular relevance are:

1983 Local Plan

Core Policy E1 - Employment Land Supply
Core Policy E2 - Release of Land for Office Development

Revised Deposit Draft Local Plan (2002)

Policy E1 - Mixed-Use Allocations
Policy E2 - Employment Allocations
Policy E3 - Allocations for Employment on Old Employment Sites
Policy E4 - Protecting Employment Land

Emerging Local Development Framework Policies

5.60 The LDF draft Core Strategy aims to encourage and facilitate inward and indigenous investment and to create high and stable levels of economic growth in order to reduce unemployment, particularly among the long-term unemployed.

5.61 The following draft Core Policies are of particular relevance:

Core Policy 2 - Regenerating the Central Area

Core Policy 7 - Employment Provision

Core Policy 8 - Safeguarding Employment Land

Core Policy 9 - Mixed-Use Development

Core Policy 17 - Education and Skills

Implementation of Policies

5.62 We consider below the impact of the local plan policies listed above through detailed consideration of the following indicators:

- The amount and type of employment floorspace completed
- How much of this took place on land allocated for employment use by the Council
- The proportion of employment development involving the re-use of previously developed land
- How much and what type of employment land is available
- How much employment land has been lost to other uses
- How much employment land has been lost to residential development

5.63 In due course, the impact of the LDF policies will be assessed once they are submitted and adopted.

5.64 The results for the period 2006/2007 are summarised in the table below. Commentary on the main findings is provided below the table.

Table 5 - Employment Core and Local Indicators

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
1a Amount of land developed for employment by type	Core	<p>Adopted Structure Plan (1999) requires the provision of 95ha of employment land in the period 1991-2011.</p> <p>The draft RSS aims to ensure the provision of 12,750 new jobs in the Gloucester Travel to Work Area (TTWA).</p> <p>The Gloucester Heritage Urban Regeneration Company aim to provide 2,000 new jobs in the Central Area by 2014.</p>	<p>B1(a) Office 681m² floor space completed as part of site areas listed below</p> <p>B1(b+c) (Research and Development, Light Industry) - 2.03ha completed providing 4,960 m²</p> <p>B2 (General Industrial) - none</p> <p>B8 (Storage and Warehousing) - 0.79ha completed providing 6,567m² floor space</p> <p>Total take up 1991-2007 is 44.38ha</p>	<p>There were significant completions of B1/B2/B8 developments at Waterwells Business Park in the monitoring year.</p> <p>There is a need to ensure the type of B1 use class is identified clearly at determination in order to aid the process of monitoring.</p> <p>This indicator does not differentiate between allocated sites and recycled sites in the City, so is not necessarily a good measure of allocated employment land take up.</p> <p>It will be necessary in future to consider in detail not only the amount of land taken up but the number of jobs created.</p>

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
<p>1b Amount of land developed for employment, by type, in regeneration area identified in LDF</p>	<p>Core</p>	<p>See above - plus:</p> <p>Preferred Options Central Area Action Plan employment allocations:</p> <p>25,000m² retail 6,100m² commercial 39,250m² offices 30,500m² B1</p> <p>Plus potential 7ha site for relocation of existing non conforming uses</p>	<p>No employment completions in regeneration areas in this monitoring year.</p>	<p>Most employment completions in the 06/07 monitoring period were on an allocated Greenfield site that is not located in the Central regeneration area of Gloucester.</p> <p>The Central Area Action Plan and work of the GHURC will help to focus attention on the central area regeneration sites and should lead to an increase in the amount of employment land provided and the number of jobs created.</p> <p>There is likely to be a greater role played by non-B class uses in providing employment within the Central Area.</p>

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
1c Percentage of employment development on previously developed land	Core	None in the Structure Plan, draft RSS or Local Plan although the Preferred Options Central Area Action Plan DPD allocations equate to 100% development on previously developed land Preferred Options Site Allocations and Designations DPD allocations equate to 33% development on previously developed land.	B1= 415m ² = 61% B2= N/A B8=2116m ² =32%	These figures indicate the recycling of employment sites both in the central area and elsewhere in the City.
1d Employment land supply by type	Core	Structure Plan requires 95ha 1991-2011. Move towards a job-based target in the draft Regional Spatial Strategy.	Available land 2006 - 2007 = 85.88ha. This includes both allocations and commitments	Much of this land includes old employment allocations. These sites are being reviewed through the LDF process and where appropriate may be allocated for alternative uses.

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
1e Loss of employment land in; (i) regeneration areas (ii) local authority area	Core	<p>No specific target although it is established national, regional and local policy to resist the loss of employment land where it is needed to meet economic needs.</p> <p>The emerging LDF policies seek to apply a sequential approach to the loss of employment land whereby if employment land is to be lost, preference is given to other uses that would still generate job opportunities followed by mixed-use development and then residential development.</p> <p>The GHURC aims to reinvigorate the City Centre Office market and this is reflected in the draft Central Area Action Plan.</p>	<p>(i) Land lost in the Central Area in the 2006/7 monitoring period = 81.5m² of B1 office floorspace.</p> <p>This employment floorspace changed to residential use.</p> <p>(ii) Within the whole authority area the total number of B1 losses = 159.1 m² & B8 losses = 89.19m²</p> <p>B1 offices changed residential. The B8 site changed to a betting office (A2).</p>	<p>Within the central area, old offices in Victorian/Georgian buildings sometimes do not meet the requirements of the modern office market. Increasingly they are being seen as potential redevelopment sites for other uses including residential.</p> <p>Notably the GHURC aims to reinvigorate the City Centre Office market and this is reflected in the draft Central Area Action Plan.</p> <p>The City has existing and emerging policies in place to protect employment land.</p> <p>It should be noted that 27ha of employment land is in the process of being lost as a major housing allocation is built out at RAF Quedgeley</p>

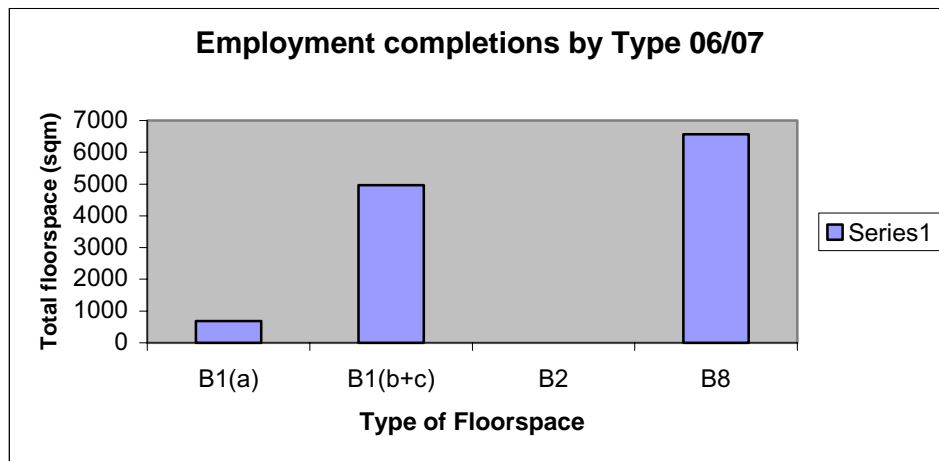
<p>1f Employment land lost to residential development</p>	<p>Core</p>	<p>No specific target although it is established national, regional and local policy to resist the loss of employment land where it is needed to meet economic needs.</p> <p>The emerging LDF policies seek to apply a sequential approach to the loss of employment land whereby if employment land is to be lost, preference is given to other uses that would still generate job opportunities followed by mixed-use development and then residential development.</p>	<p>Completions to date (March 2007) have resulted in the loss of 11.26ha with the development of Framework Area 1 at RAF Quedgeley.</p>	<p>27ha of employment land will be lost as MU5 a major mixed-use allocation is built out at RAF Quedgeley.</p> <p>This site will continue to be built out through the Structure Plan period up to 2011.</p>
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Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
<p>1g Percentage of completions on allocated employment land.</p>	<p>Local</p>	<p>N/a</p>	<p>In the 06/07 monitoring period, 69% of employment completions were at Waterwells Business Park.</p> <p>This is an allocated employment site in the draft Local Plan (2002).</p>	<p>Waterwells is a Greenfield employment allocation. While it is proposed that the site be extended through a draft allocation within the LDF, it is anticipated that the existing allocated site will be completed in the next 2/3 years.</p> <p>Several older employment allocations within the Central Area remain unimplemented. In line with Government Policy, the City Council is considering alternative uses for these sites through the Local Development Framework process and the accompanying Employment Land Review, which forms part of the LDF evidence base.</p>

Commentary

- 5.65 A significant amount of completed employment development, (70%), in the 06/07 monitoring period took place at Waterwells Business Park, an allocated greenfield site in the south of the City. The graph below shows the composition of the employment completions.
- 5.66 It is noticeable that B8 employment development (i.e. storage and warehousing) comprised the highest floorspace completions, with B1 (b+c) research and development and light industrial the next highest.
- 5.67 Waterwells Business Park has experienced both speculative build and build for named end users such as the new Gloucestershire Constabulary Headquarters.

Figure 4 - Employment Completions by Type



- 5.68 There were no employment completions in the Central Area in the 06/07 monitoring period. It is anticipated however that as major regeneration projects commence such as Gloucester Quays and Blackfriars that additional employment development will be stimulated in the Central Area. However it will be a couple of years before completions start to be registered in the AMR.
- 5.69 The work of the Heritage Urban Regeneration Company (GHURC) will help to ensure that further employment land comes forward within the Central Area. It is anticipated that the GHURC will help to bring forward some of the more difficult sites which have to date, not been promoted for development including those that may be subject to contamination and other constraints.

- 5.70 It will however be necessary for the City Council to work closely with the GHURC in order to ensure that any existing employment uses within the Central Area that may be displaced as a result of redevelopment either directly or indirectly, are relocated within the City at suitable locations.
- 5.71 The indicators show that the City Centre is losing some B1 offices to residential conversions. These premises are predominantly first and second floor offices in older properties that have proved difficult to let.
- 5.72 The major area of employment land currently being lost to residential development is RAF Quedgeley. In this monitoring period approximately 11 ha have been developed as residential. The total loss at the site once built out will be 27 hectares although it should be noted that the redevelopment of the site will provide 20 hectares of new, high quality employment land so the net loss will be 7 hectares.
- 5.73 In this monitoring period, 69% of all employment completions were on allocated employment land. This shows that a proportion of employment development is speculative, occurring on other non-allocated sites and that existing employment sites are being recycled within the City.
- 5.74 With regard to the demand for employment land within the City Gloucestershire First, the countywide economic development group received 160 enquiries from companies looking for employment, retail or office premises in the City in the monitoring period. This shows a healthy level of interest in Gloucester from prospective investors.
- 5.75 The level of interest and inward investment is likely to increase over the next few years through the pro-active work of the Gloucester Heritage Urban Regeneration Company.

TRANSPORT

Context

- 5.76 Given the significant level of growth envisaged for Gloucester over the next twenty years, potential increases in vehicle movements particularly use of the private car has major implications.
- 5.77 We know already that a large number of people travel in and out of Gloucester each day to reach their place of work and that most of these travel by car. We also know that although car ownership in Gloucester is relatively low, those that do own a car tend to use it on a regular basis. The result is congestion in certain locations at peak times.
- 5.78 To address this issue we must reduce the need for people to travel through the location of development. If for example, new homes and jobs are provided close together there will be less need for people to travel on a regular basis.
- 5.79 We also need to encourage people to use alternative modes of transport to the car including walking, cycling and public transport.



Photo 4: St. Oswald's Park and Ride Service

- 5.80 These issues are recognised in national policy and within the draft Regional Spatial Strategy for the South West (June 2006). The RSS emphasises the importance of providing attractive, safe and convenient pedestrian and cycle routes, improving the quality of public transport, parking strategies to discourage long-stay commuters as well as a variety of potential demand management measures including congestion charging, travel plans, car sharing schemes, bus priority and so on.
- 5.81 The Gloucestershire Local Transport Plan 2006 - 2011 sets out the transport strategies that Gloucestershire County Council will seek to implement from 2006 to 2011.
- 5.82 Some of the objectives of the Transport Plan include; improving access to jobs and services, improving public transport, reducing congestion, improving highway infrastructure, reducing single occupancy car trips, reducing road casualties and facilitating the use of alternatives to the car.
- 5.83 It will be particularly important for the City Council to fully assess the transport implications of any large-scale urban extension to Gloucester to ensure that appropriate new infrastructure is provided in order to mitigate the impact of development, reduce the need to travel and to promote non-car modes of travel.
- 5.84 The City Council supports the proposed Integrated Transport proposal at Elmbridge, which forms the basis of a major scheme bid through the Local Transport Plan. The proposal is recognised in the draft RSS.

Local Plan Policies

- 5.85 There are a large number of Local Plan policies relating to transport many of which relate to reducing car use and encouraging more sustainable modes of transport. Of particular relevance are the following:

1983 Local Plan

Core Policy T3 - Traffic Regulation and Control Measures
Core Policy T6 - Cycling

Revised Deposit Draft Local Plan (2002)

Policy TR.1 Travel Plans and Planning Applications
Policy TR.9 Parking Standards
Policy TR.10 Parking Provision Below the Maximum Level
Policy TR.26 Park & Ride - Waterwells
Policy TR.27 Bus Priority Routes
Policy TR.32 Protection of Cycle/Pedestrian Routes
Policy TR.33 Providing for Cyclists/Pedestrians
Policy TR.35 Provision of Bicycles with New Residential Development
Policy TR.39 Footpaths/Cycleways Along the River and Canal

Emerging Local Development Framework Policies

- 5.86 The Local Development Framework draft Core Strategy aims to improve air quality, reduce traffic congestion and contributions to climate change by encouraging less use of the car and greater use of walking, cycling and public transport.
- 5.87 In detail, this will mean ensuring that all new development is accessible by a choice of means of transport, safeguarding and providing cycle and pedestrian routes, the creation of pedestrian friendly 'home zones' within residential development, measures to increase public transport patronage including the use of bus priority measures, the use of maximum parking standards to discourage the use of the car.
- 5.88 Where parking is provided below the maximum standards, a financial contribution will be sought from development within the Central Area towards the establishment of a 'Car Club' for the City.
- 5.89 Strategic transport infrastructure projects will be supported and safeguarded appropriately including the completion of the South West Bypass and the St. Anne's Way Bridge Link, proposed Park and Ride sites at Linton, Brockworth and the ITEC proposal at Elmbridge.
- 5.90 The following draft policies from the LDF Core Strategy are of particular relevance:
- Core Policy 1 - Sustainable Development
 - Core Policy 9 - Mixed-Use Development
 - Core Policy 10 - Sustainable Transport
 - Core Policy 11 - Strategic Transport Infrastructure
 - Core Policy 25 - Managing the Impact of Development

Implementation of Policies

- 5.91 We consider below the impact of the local plan policies listed above through detailed consideration of the following indicators:
- Compliance with parking standards
 - The amount of new residential development within 30 minutes public transport time of: a GP; hospital; primary school secondary school; areas of employment and a major retail centre
 - The number of parking spaces available in the City Centre including disabled parking
 - The proportion of spaces allocated for short-stay use
 - Progress on planned transport improvements
 - The number of bicycles secured through S.106 agreements
 - Contributions towards sustainable transport works through S.106 agreements
 - Financial contributions towards enhancing bus services through S.106 agreements
 - Public transport use
 - Number of travel plans agreed
 - Air Quality
 - Road traffic accidents
 - Works to improve pedestrian facilities in the City
- 5.92 In due course, the impact of the LDF policies will be assessed once they are submitted and adopted.
- 5.93 The results for the period 2006/2007 are summarised in the table below. Commentary on the main findings is provided below the table.

Table 6 - Transport Core and Local Indicators

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
3a Amount of completed non residential development within use class orders A, B & D complying with car parking standards set out in the LDF	Core	100%	100%	The Council's parking standards set out in the draft Local Plan and being updated through the LDF are maximum standards. No developer exceeds these standards.
3b Amount of new residential development within 30 minutes public transport time of a GP; a hospital; a primary school; a secondary school; areas of employment; major retail centre	Core	100%	GP - 100% Hospital - 71% Primary School - 100% Secondary School - 96% Employment Centre - 99% Major Retail Centre - 100%	The County Council have software to monitor this indicator using housing completion data. The results demonstrate a good overall level of accessibility for new residential development - reflecting the compact urban nature of Gloucester as a City.

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
Number of public parking spaces in the City Centre.	Local	N/a	<p>1646 short stay, off street, council controlled spaces.</p> <p>777 short stay, on street, council controlled spaces.</p> <p>234 long stay, off street council controlled spaces.</p> <p>698 privately controlled off street public parking spaces.</p>	<p>Monitoring procedure needs to be developed.</p> <p>Approach towards parking in the City to be considered through the GHURC Regeneration Framework and the Council's Draft Central Area Action Plan.</p> <p>Objectives include the provision of 'edge of centre' car parking in order to reduce the number of cars entering the City Centre unnecessarily. The number of spaces in the City Centre may therefore decrease in the next few years with replacement provision made on the edge of the City Centre at locations accessible from the inner relief road.</p>

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
Number of parking spaces allocated for the disabled in the City Centre	Local	Draft Local Plan Target is for 5% of parking to be dedicated to people with disabilities in new development proposals.	On street disabled spaces = 93 This represents 2.7% of all parking in the City Centre and 11.9% of council controlled on street parking.	Monitoring procedure needs to be developed. Approach towards parking in the City to be considered through the GHURC Regeneration Framework and the Council's Draft Central Area Action Plan.
Proportion of parking spaces allocated for short stay use	Local	The draft Local Plan and emerging Core Strategy aim to give priority to short-stay parking in order to reduce the amount of commuter car parking and to encourage other non-car modes of transport.	91% of council controlled parking within the City is short stay. The proportion of private controlled parking is not known.	Monitoring procedure needs to be developed. The high percentage of short-stay parking reflects the City Council's approach towards discouraging long-stay commuter car parking in the interests of promoting more sustainable modes of transport.

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
Progress on planned transport improvements	Local	<p>South West By pass to open April 2007</p> <p>St. Anne's Way Bridge Link to be complete by Autumn 2008</p> <p>Longer term the County Council are seeking the provision of a new integrated transport hub at Elmbridge including a new parkway station and dedicated park and ride services.</p>	<p>Bypass opening delayed one month owing to problems with construction of cycle ways adjacent to canal.</p> <p>Planning permission granted for the St. Anne's Way Bridge Link (now under construction).</p> <p>Elmbridge Parkway station bid rejected by Government but Park and Ride element is still being pursued.</p>	<p>Highway infrastructure completions are key to the regeneration of the Central Area.</p>

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
No. of passenger journeys on local bus services	Local		<p>Gloucestershire Local Transport Plan indicates that 17,500,000 bus journeys were made in the County in 05/06 - an increase of 3.5% on the 04/05 figure.</p> <p>The 06/07 figure shows bus journeys in the County rising to 19,272,000, an increase of 2 million journeys countywide.</p> <p>Bus journeys within the City will contribute to good Countywide bus patronage figure.</p>	<p>Data not yet available at district level, currently only monitored by County for Local Transport Plan.</p> <p>Increasing bus patronage partially a result of free travel for pensioners in the County.</p> <p>Bus operators unwilling to release commercially sensitive data.</p>

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
Enhancements to bus services within the City.	Local	Improvements to all routes into City.	<p>Stagecoach improved services in the City from 1st April 2006 to cater for increased demand from free Pensioner Travel, e.g. Route 1, by increasing the frequency of buses.</p> <p>Plans are well advanced to introduce a 4 hourly enhanced Service 14 via Kingsway, Hempsted and new Gloucestershire College building starting June 2007.</p> <p>County Council continuing to pursue real time information for routes 1 & 3 in the City (not yet implemented) also plans to introduce a new service from Coopers Edge at Brockworth and into the City via Metz Way.</p>	Need to continue to develop monitoring procedure

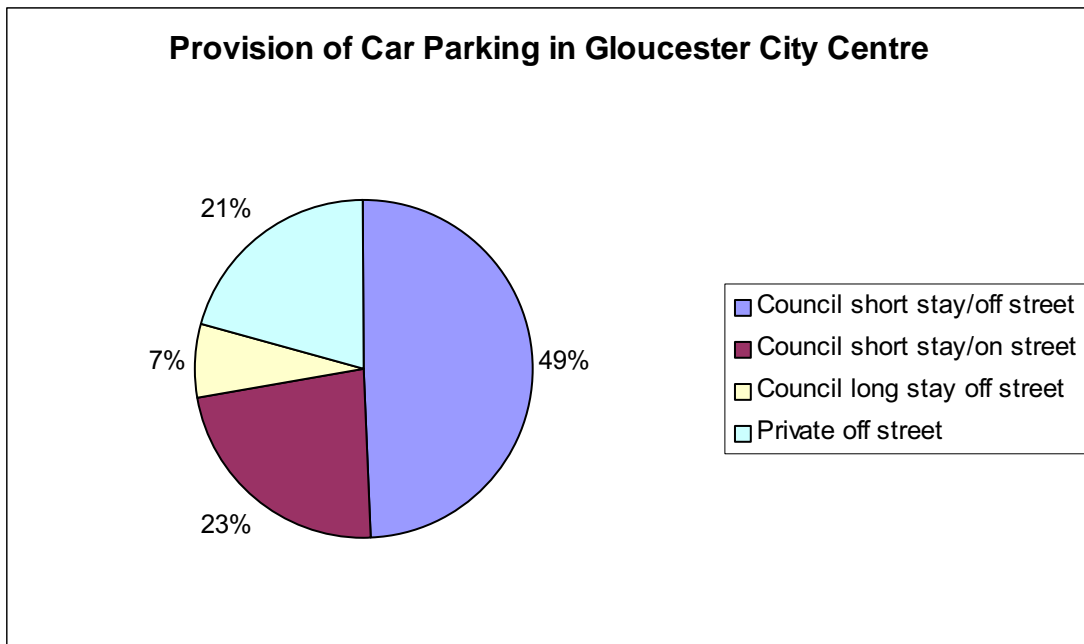
No. of Travel Plans agreed with City Council	Local	N/a	One Travel Plan adopted in May 2006 for Oxstalls Campus, University of Gloucestershire	Although this indicator would suggest that not many Travel Plans are being agreed, several others were agreed in the 06/07 period via a planning condition. The monitoring and enforcement procedure with regard to Travel Plans may well transfer to the Highway Authority, as it is a transport planning function.
Air Quality Monitoring	Local	N/a	One additional Air Quality Management area has been identified in the City in the monitoring period at Painswick Road. This brings the total in the City to three.	Management plans for these areas will continue to be pursued to reduce levels of NO ₂ Air quality to be monitored in rest of City.

Number of serious accidents involving all forms of transport	Local	To minimise the risk of serious accident in the City.	3 fatalities and 35 serious accidents in the City in 2006/07. 3 fatalities and 36 serious accidents in the City in 2005/06. 2 fatalities and 35 serious accidents in the City in 2004/05.	Data provided by County Council shows a very slight decrease in serious accidents over the past year.
Works to improve pedestrian facilities in the City	Local	N/A	Works to improve paving in The Oxbode were completed as was Phase I of works to improve the permeability of Kings Square.	Need to continue to develop monitoring procedure.
Works to improve cycling facilities in the City	Local	To improve the ability to make journeys by modes of transport other than the private car	Completion of cycle link from St. Oswald's Park to Three Cocks Lane. Improvement to dual use path at Barnwood Road between Walls roundabout and Elmbridge Road junction	Need to continue to develop monitoring procedure. Cycling improvements in the City to pass as a function to the County Council.

Commentary

5.94 The City has approximately 3355 parking spaces in multi storey, rooftop and street level car parks as well as on street parking facilities, these include a combination of Council controlled and privately run public car parks. The split of Council/private and off street/on street parking is illustrated below.

Figure 5 - Car Parking Provision in the City Centre



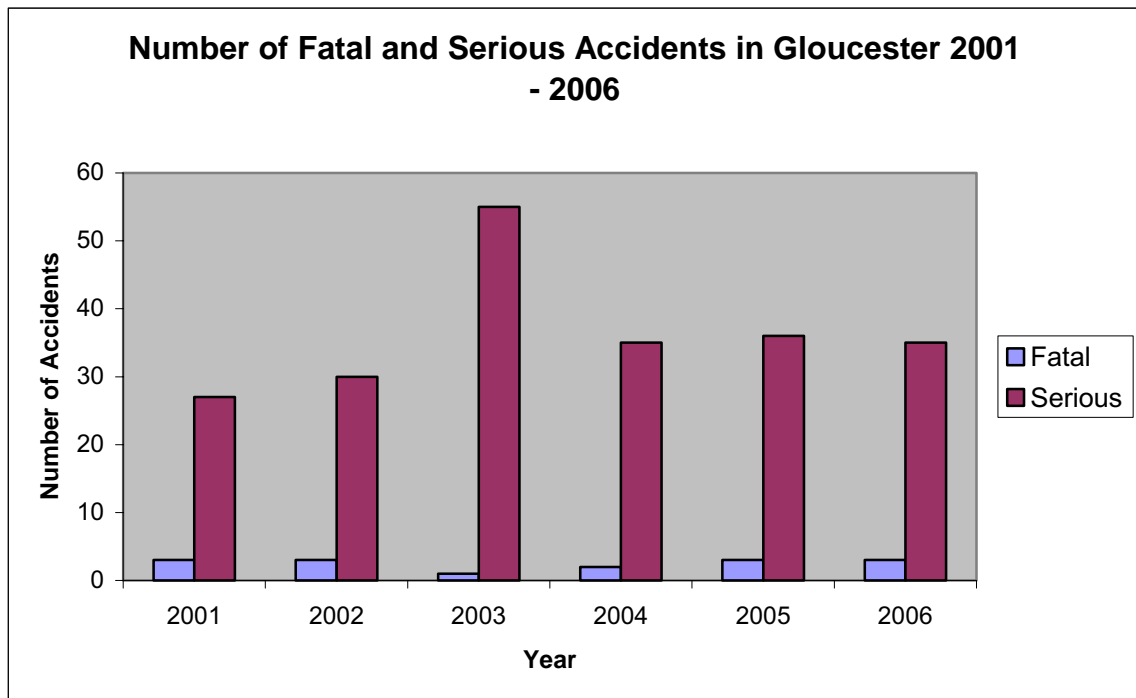
5.95 There are 93 on street designated disabled parking spaces in the control of the City Council. As car parking is reviewed in the City through the LDF and regeneration process it will be essential to ensure disabled parking is provided to the levels required by the LDF to account for the ageing population and the level of disability within the City.

5.96 Parking in the City is to be reviewed through the GHURC Regeneration Framework and the Central Area Action Plan including the preparation of a City Centre Parking Strategy (GHURC). It has been agreed with the City Council that the level of parking provision will stay the same but locations of car parks may change as sites come forward for redevelopment, with a shift towards edge of centre parking in order to reduce unnecessary car trips into the City Centre.

- 5.97 The South West Bypass was not opened in April 2007 owing to delays with the cycle path adjacent to the canal. The new route (the northern half of which is already open) will allow traffic to pass to the west of the City from Cole Avenue junction in the south to Westgate Bridge in the north. This will allow a complete bypass of the City for traffic coming from Junction 12 of the M5 travelling towards Herefordshire or onto Wales.
- 5.98 Planning permission for the St. Anne's Way bridge link, which will link the new bypass to the existing Inner Relief Road, was granted during the monitoring period and is now under construction.
- 5.99 The Local Transport Plan Delivery Report 2001 -2006 showed higher than expected bus patronage across the County in the period 05/06, and a further rise in the 2006/07 monitoring period of over 2 million journeys countywide. This would include bus use within the City. A significant factor in increased bus patronage in the County is considered to be the provision of free transport for pensioners. In order to cope with demand operators have increased the frequency of some services e.g. Route 1 from the City Centre to Matson.
- 5.100 Stagecoach has a fleet of 60 buses serving Gloucester of which 21 have low floors. It is estimated by Stagecoach that there are over 23,000 bus journeys within the City every day during the week, a number of these will be school children using service buses to get to and from school.
- 5.101 Stagecoach route 94 between Cheltenham and Gloucester was the subject of a Quality Bus Partnership, which was launched in May 2005, resulting in the upgrading of bus shelters and timetable information. Changes to road layouts and traffic signals were also introduced to give bus priority at congestion hotspots.
- 5.102 Both routes 10 and 94 within Gloucester City benefit from real time information at bus shelters as do the two park and ride services operating within the City from St. Oswald's and Waterwells. The County Council is currently pursuing the implementation of real time information for two additional services within the City, route 1 serving Matson and route 3 serving Abbeymead.
- 5.103 One Travel Plan was adopted in this year's monitoring period. However, resources within the Council to enforce the implementation of Travel Plans are limited.
- 5.104 One air quality management area was designated in the City during the monitoring period at Painswick Road giving a total of three designated areas within the City owing to unacceptably high levels of NO₂ from vehicle exhaust emissions. Management plans are being put in place in consultation with local communities in order to improve air quality in Deans Way, Barton Street and Painswick Road.

5.105 The City experienced the same number of fatal accidents in 2006/07 as in 2005/06 with serious accidents reducing by just one. The graph below clearly illustrates serious and fatal accident data within the City from 2001 to 2006, source Gloucestershire Highways Accident Investigation & Prevention Unit.

Figure 6 - Fatal and Serious Accidents



5.106 With regard to car parking provision in non-residential development, all-developments complied with the car parking standards in the LDF, which are applied on a maximum basis.

5.107 The City performed well with regard to access within 30 minutes to local services from newly completed residential development by public transport. The hospital scored lowest with only 71% of new residential development in the City accessing the site within 30 minutes by public transport. This is a result of the hospital being located slightly outside the City Centre.

5.108 Works to improve pedestrian facilities in the City included the completion of repaving works to the Oxbode and completion of phase 1 of works to Kings Square to improve permeability and accessibility.

COMMERCIAL DEVELOPMENT (RETAIL, OFFICE AND LEISURE)

Context

- 5.109 Gloucester has fallen behind in the sub-regional retail hierarchy in recent years suffering from competition from Cheltenham and Cribb's Causeway. The 2004 Gloucester Retail Study recognises this and recommends the provision of around 20,000 sq. metres of new retail floorspace in the period up to 2016.
- 5.110 National policy set out in Planning Policy Statement 6 - Planning for Town Centres emphasises that local authorities should plan positively for the growth and development of existing centres and should seek to enhance consumer choice by making provision for a range of shopping, leisure and local services.
- 5.111 The overall objective is to sustain and enhance the vitality and viability of existing centres. The main types of use to which PPS6 applies, are retail, leisure, offices, arts, culture and tourism uses.
- 5.112 At the regional level, the draft Regional Spatial Strategy for the South West emphasises the need to maintain and enhance the economic vitality and viability of the region's town and city centres. The draft RSS emphasises the need to retain and improve the public realm, the retail offer and adequate space for office-based and leisure activities.
- 5.113 The Council has through the Local Plan previously identified a Primary Shopping Area and a City Centre boundary. The Primary Shopping Area is the focus for new retail development and the City Centre boundary is the focus for other City Centre type uses including leisure and office development.



Photo 5: Westgate Retail Park

Local Plan Policies

- 5.114 There are a number of Local Plan policies relating to commercial development including retail, leisure and office development. Of particular relevance are the following:

1983 Local Plan

Core Policy E2 - Office Development
Core Policy S1 - Maintaining and Strengthening Gloucester's Sub-Regional Shopping Status
Policy S1.a - Location of Retail Development
Core Policy S3 - Local Shopping Needs

Revised Deposit Draft Local Plan

Policy ST.5 - Central Locations for Development which Attracts a lot of People
Policy ST.6 District and Local Centres for Every-day Facilities
Policy ST.8 Creating Attractive Routes to the Centre
Policy E.4 Protecting Employment Land
Policy S.4a New Retail Development Outside Designated Centres
Policy S.8 Changes of Use in the Primary Shopping Area
Policy S.9 New District and Local Centres
Policy S.10 District Centres
Policy S.12 Local Centres
Policy S.13 Changes of use in District and Local Centres
Policy S.14 Barton Street Local Centre
Policy S.15 Shopping parades and single shops
Policy CL.1 New Major Commercial Leisure Development
Policy CL.3 Late Night Uses Inside The Central Area
Policy CL.4 New Commercial Leisure Development In District Centres
Policy T.1 Visitor Attractions
Policy C.1 Cultural Facilities
Policy C.2 The Loss Of Cultural Facilities

Emerging Local Development Framework Policies

- 5.115 The Core Strategy recognises the importance of improving Gloucester City Centre in order to retain expenditure currently lost to other places and to increase the number of tourists including overnight visitors. The strategy also aims to meet shopping needs at the local level.
- 5.116 One of the strategic objectives of the draft Core Strategy is to improve the vitality and viability of the City Centre and other designated centres and to ensure the provision of a balanced network of local shopping facilities and other essential services.

- 5.117 The strategy also aims to develop a vibrant, diverse and safe evening and night-time economy that appeals to all age groups and encourages a greater proportion of visitors to Gloucester to stay overnight.
- 5.118 The LDF continues to focus new retail development into the Primary Shopping Area although the boundary of the PSA has been extended to include Primary and Secondary Shopping Frontages.
- 5.119 The draft Central Area Action plan identifies the bus station for major retail-led redevelopment.

Implementation of Policies

- 5.120 In this section we consider the following:
- The amount of completed retail, office and leisure development
 - The amount of completed retail, office and leisure development in a Town Centre
 - The amount of retail floorspace completed in a District or Local Centre
 - Loss of retail floorspace in the Primary Shopping Area
 - Loss of retail floorspace in a District or Local Centre
- 5.121 In due course, the impact of the LDF policies will be assessed once they are submitted and adopted.
- 5.122 The results for the period 2006/2007 are summarised in the table below. Commentary on the main findings is provided below the table.

Table 7 - Commercial Development Core and Local Indicators

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
4a Amount of completed retail, office and leisure development	Core	Structure Plan (1999) target of 95 hectares of employment land 1991 - 2011 RSS job-based target of 12,750 new jobs in the Gloucester TTWA 2006 - 2026	Total net retail floorspace completed = 727m ² Total office floorspace completed = 681m ² Total leisure floorspace completed = 0m ²	Retail completions include an A3 use within the regeneration area and new A1 within the city centre. Total office floorspace figure duplicates B1 (a) indicator above.
4b Amount of completed retail, office and leisure development in town centres	Core	GHURC Targets for the Central Area include: 300,000 ft ² retail floorspace up to 2014 and 150,000 ft ² of commercial floorspace	Total net retail floorspace completed = 149m ² Total office floorspace completed = 0m ² Total leisure floorspace completed = 0m ²	Alterations to retail unit to proved two new additional units. No office completions within the town centres for this monitoring year. The bus station has been identified for major retail-led redevelopment. This will lead to a substantial increase in the amount of retail floorspace in the City Centre over the next few years.

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
4c Amount of retail floorspace completed at district/local centres	Local	N/a	Total net retail floorspace completed in district/local centres = 0m ²	<p>The provision of small-scale retail at District and Local Centres provides for shopping at the neighbourhood scale and prevents the need for people to travel into the City Centre unnecessarily in the interests of sustainable development.</p> <p>The draft Central Area Action Plan forming part of the Local Development Framework seeks to identify a new Local Centre on Bristol Road.</p>
4d Loss of retail floorspace in City Centre	Local	The draft Local Plan and emerging LDF documents seek to retain at least 70% retail uses on any one side of a street within the defined Primary Shopping Area.	Retail floorspace lost in City Centre = 0m ²	<p>No retail use lost through changes of use in this monitoring period.</p> <p>This suggests that the Council's policy, which is to seek the retention of a minimum of 70% retail in the Primary Shopping Area, is working.</p>

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
4e Loss of retail floorspace in local centres	Local		Retail floorspace lost in local centres = 0m ²	<p>No retail use lost through changes of use in this monitoring period.</p> <p>This suggests that the Council's policy, which is to seek the retention of a minimum of 70% retail in District and Local Centres, is working.</p>

Commentary

- 5.123 The data set out in the table above shows very small completions of retail and office development in the monitoring period. The work of the GHURC and the City Council will bring forward a large retail led regeneration scheme in the heart of the City at Kings Square as well as other commercial development at Greyfriars, Blackfriars and the Docks. This will be reflected in future AMR's.
- 5.124 The bus station for example has been identified for major retail led redevelopment resulting potentially in the creation of around 25,000 m² of new retail floorspace.
- 5.125 The fact that no retail development has been lost within the City Centre and in the City's District and Local Centres as a result of the planning process suggests that the Council's policy approach - which seeks to retain at least 70% retail floorspace in these areas - is working.

NATURAL ENVIRONMENT

Context

- 5.126 Although it is a predominantly urban area, Gloucester has a rich natural environment including sites of special scientific interest, sites of nature conservation interest, landscape conservation areas, prime biodiversity areas, the floodplain, public and private open space, woodland as well as a network of natural corridors and informal green infrastructure. Robinswood Hill is an important natural environment as well as a recreational resource.



Photo 6: Gloucester Park

- 5.127 The area around Gloucester is also important in terms of the natural environment. Land to the south of the City is designated as a Special Landscape Area in the Structure Plan (1999) and land to the north of Gloucester is designated as Greenbelt.
- 5.128 The Gloucestershire Structure Plan (1999) recognises the importance of the natural environment, requiring development to protect and wherever possible enhance biodiversity. Sites of nature conservation importance should be safeguarded.
- 5.129 The importance of the natural environment is also recognised in the draft Regional Spatial Strategy for the South West (June 2006). The strategy seeks to protect and enhance the region's environment and natural resources by ensuring that development respects landscape and ecological thresholds, reducing environmental impact, contributing to regional biodiversity targets and positively planning to enhance natural environments.

Local Plan Policies

- 5.130 There are a number of Local Plan policies relating to the protection and enhancement of the natural environment. Of particular relevance are the following:

1983 Local Plan

Policy A4.e - Protection of Robinswood Hill

Revised Deposit Draft Local Plan 2002

Policy B.1 - Sites of Special Scientific Interest

Policy B.2 - Sites of Nature Conservation Interest (A&B)

Policy B.3 - Sites of Nature Conservation Interest (C&D)

Policy B.4 - Corridors

Policy B.5 - Biodiversity Action Plan Species and Habitats

Policy B.6 - Prime Biodiversity Areas

Policy B.7 - Protected Species

Policy FRP.1a - Development and Flood Risk

Policy FRP.8 Renewable Energy

Policy FRP.15 Contaminated Land

Emerging Local Development Framework Policies

- 5.131 The draft Core Strategy recognises the importance of Gloucester's natural environment and aims to conserve, enhance and restore biodiversity, landscape character, air, soil, and water quality and to reduce the risk of flooding.

5.132 In detail this will mean designating and safeguarding sites of nature conservation interest, protecting the floodplain, safeguarding formal and informal open space and green space, protecting natural corridors and safeguarding the proposed greenbelt.

5.133 Core policies of particular relevance include:

Core Policy 1 - Sustainable Development

Core Policy 14 - Protection and Enhancement of the Natural Environment

Core Policy 15 - Green Belt

Core Policy 20 - Loss Of Open Space Including Playing Fields

Implementation of Policies

5.134 In this section we consider the following:

- Changes in areas and populations of biodiversity importance
- The number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality
- Remediation works undertaken to improve capacity of River Severn floodplain
- Renewable energy capacity installed by type
- Household waste recycled in monitoring period
- Household and commercial waste to landfill
- Commercial waste recycled in monitoring period
- Contributions towards the Gloucestershire Biodiversity Action Plan
- The number of new Local Nature Reserves created
- The number of Tree Preservation Orders created

5.135 In due course, the impact of the LDF policies will be assessed once they are submitted and adopted.

5.136 The results for the period 2006/2007 are summarised in the table below. Commentary on the main findings is provided below the table.

Table 8 - Natural Environment Core and Local Indicators

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
<p>7 Changes in areas and populations of biodiversity importance including:</p> <p>Change in priority habitats and species (by type)</p> <p>Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub - regional or local significance.</p>	<p>Core</p> <p>Core</p>	<p>N/a</p> <p>Maintain and where possible enhance the two SSSI's within the City, Hucclecote Hay Meadows and Robinswood Hill Quarry</p>	<p>Data Gap</p> <p>No change to these areas in the monitoring year</p>	<p>Method for monitoring this indicator needs to be developed countywide</p>
<p>8 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.</p>	<p>Core</p>	<p>0</p>	<p>7 objections were raised to planning applications of these;</p> <p>3 were withdrawn 2 were refused 1 was resolved 1 remains outstanding</p>	<p>EA publish objections made but do not state whether issues were resolved before determination of the applications.</p>

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
Contributions toward actions and targets for 4 habitats and 5 species in the Gloucestershire Biodiversity Action Plan.	Local	Increase quantity and improve condition of existing habitat	1km new species rich hedgerow planted Standing open water - 1 new pond created of 0.1ha. 1 new scrape created 0.2ha	Lack of resources within BAP partnership to address data collection and monitoring. Annual risk of losing funding for Severnside Biodiversity Project Officer.
Number of Tree Preservation Orders Created	Local	N/a	12 TPO's made in monitoring period 11 made owing to new development and 1 for other purposes.	This is an increase on the 10 new orders made in the last monitoring period.
Remediation works undertaken to improve capacity of River Severn floodplain	Local	N/a	Further works undertaken by Environment Agency to improve flood flow on Alney Island.	Environment Agency continually seeking opportunities to improve flood flow in floodplain through the development process.

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
10 Renewable energy capacity installed by type	Core	Gloucestershire target of 40-50 MW installed generating capacity by 2010.	No additional installations in monitoring year	Total installed capacity in City now 5.06MW renewable electricity. Installed capacity monitored through planning system, householder permitted development installations cannot be monitored.
Household waste recycled in monitoring period.	Local	The target for the South West of England is that by 2020, less than 20% of waste produced in the region will be landfilled. The City Council's target is that by 2009, 50% of household waste will be recycled.	8,004 tonnes dry household waste recycled (16.8% of all household waste) 3125 tonnes of household waste composted (6.6% of all household waste)	This is an increase in dry recycling of 965 tonnes and an increase in composting of 2481 tonnes. The council recycled/composted 23.38% of all household waste in the monitoring year compared to 15.8% in the 05/06 monitoring period.

Household waste to landfill	Local	See above	36,471 tonnes	This represents a 11.0% decrease from the last monitoring year in 05/06.
Total trade waste collected	Local	See above	3,624 tonnes	The same amount of trade waste was collected as the previous monitoring year.

Commentary

- 5.137 The indicators above clearly show that while indicators to measure biodiversity citywide need to be developed, the Council is having success in the area covered by the Severnside Project with regard to the creation of priority habitat identified in the Gloucestershire Biodiversity Action Plan.
- 5.138 Priority habitats managed include reedbeds; lowland wet grassland; cereal field margins; species rich and/or ancient hedgerows and open standing water. Species for which the habitats are managed include Great Crested Newt; Farmland Birds, Water Vole; European Otter and Bats.
- 5.139 Within the 06/07 monitoring year, 12 Tree Preservation Orders were made, this compares to an average of 14 per year for the past 6 monitoring years.
- 5.140 No planning applications were approved contrary to the advice of the Environment Agency in the monitoring period. The Environment Agency also undertook works to improve the capacity of the floodplain at Alney Island within the monitoring period. The Agency is always keen to improve the capacity of the floodplain of the River Severn or its tributaries within the City where this can be achieved through the development process.
- 5.141 No additional renewable energy generating systems were installed in the City in the monitoring period through the planning process however this does not account for householder permitted development such as the installation of photo voltaics or solar heating systems that are not possible to monitor.
- 5.142 Household recycling has improved greatly in the City in the monitoring year both in the volume of waste recycled and the types of recycling offered to residents. The main improvement has been in green waste recycling which was extended to additional parts of the City resulting in much higher rates of waste that could be composted. There is scope for the Council's new Streetcare partner Accord to develop commercial recycling further in the City.

HISTORIC BUILT ENVIRONMENT

Context

- 5.143 Gloucester is an important historic City having existed as a settlement for around 2,000 years. The historic importance of the City is reflected in the fact that the Gloucester Heritage Urban Regeneration Company (GHURC) is the only URC in the country to be heritage-led.
- 5.144 Government policy on the historic environment is set out in PPG15 – Planning and the Historic Environment. The overarching approach is that planning should provide effective protection for all aspects of the historic environment.
- 5.145 The Gloucestershire Structure Plan (1999) recognises the importance of the County's historic environment, emphasising that the physical survivals of the past are to be valued and protected for their own sake as a central part of cultural heritage and a sense of national identity.
- 5.146 Gloucester also has an important built environment. The city has 707 Listed Buildings, of which 13% are Grade I or II* i.e. of outstanding architectural or historic interest. (Note: the equivalent figure for the whole of England is only 6%). There are also 26 Scheduled Ancient Monuments and 13 designated Conservation Areas.



Photo 7: Statue of Robert Raikes

Local Plan Policies

- 5.147 There are a number of Local Plan policies relating to the protection and enhancement of different aspects of the historic environment. Of particular relevance are the following:

1983 Local Plan

Core Policy A2 - Heritage
Policy A2 (d) - Conservation Areas

Revised Deposit Draft Local Plan (2002)

Policy BE.22 Alterations to and Development within the Curtilage of Listed Buildings
Policy BE.23 Development Affecting the Setting of a Listed Building
Policy BE.24 Demolition of a Listed Building
Policy BE.25 Consent for Demolition of a Listed Building
Policy BE.29 Development within Conservation Areas
Policy BE.30 Demolition of Non-Listed buildings in Conservation Areas
Policy BE.30a Control of redevelopment within Conservation Areas
Policy BE.31 Preserving Sites of Archaeological Interest
Policy BE.34 Presumption in Favour of Preserving Archaeology
Policy BE.35 Scheduled Ancient Monument
Policy BE.32 Archaeological Assessment
Policy BE.33 Archaeological Field Evaluation
Policy BE.36 Preservation in Situ
Policy BE.37 Recording and Preserving Archaeology

Emerging Local Development Framework Policies

- 5.148 The Core Strategy recognises the importance of Gloucester's historic environment and seeks to ensure that new development protects and wherever possible, enhances Gloucester's heritage including in particular Listed Buildings, Conservation Areas, Scheduled Ancient Monuments and Areas of Archaeological Interest.
- 5.149 In detail this will mean safeguarding Scheduled Ancient Monuments, Conservation Areas and Areas of Principal Archaeological Interest, the use of high quality materials in new development including the re-use of original materials wherever possible, the re-use of vacant and under-used historic buildings, enhancing buildings and the settings of buildings of historic importance and improving the standard of the public realm.

Implementation of Policies

5.150 In this section we consider the following:

- Archaeology
- Number of Conservation Area appraisals/character statements reviewed and produced
- Conservation Area enhancement schemes
- Number of historic buildings conserved through grants funded directly or in partnership
- Number of listed buildings at risk taken off the register due to Council intervention
- Number of enhancements to Scheduled Ancient Monuments owing to direct Council intervention

5.151 In due course, the impact of the LDF policies will be assessed once they are submitted and adopted. The Conservation Appraisals undertaken in this monitoring period will be adopted by the Council as Supplementary Planning Documents.

5.152 The results for the period 2006/2007 are summarised in the table below. Commentary on the main findings is provided below the table.

Table 9 - Historic Environment Core and Local Indicators

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
Number of applications requiring planning conditions relating to archaeology.	Local	-	All planning applications checked for archaeological implications. 10 required a condition to safeguard archaeology as per paragraph 30 of PPG16	Gloucester is a historic city. Retaining archaeology in situ is a policy objective of the LDF.
Number of Conservation Area appraisals/character statements reviewed and produced	Local	13	All 11 existing Conservation Areas subject to a review in the period and 2 new additional areas proposed (Kingsholm and Barton Street) Two periods of public consultation on the reviews and new proposed areas undertaken	Outcomes of study to be adopted as SPD. New positive buildings identified throughout the City
Number of Conservation Area enhancement schemes	Local	-	1 Townscape Heritage Initiative scheme still running split into 3 areas; Inner Worcester Street; Lower Eastgate Street; St. Michaels Square	Ongoing scheme from 04/05 & 05/05 monitoring periods

Number of historic buildings conserved through grants funded directly or in partnership	Local		5 buildings conserved in monitoring year; 5 Worcester Street 1 St. Michaels Square 7a Worcester Street 17 St. Michaels Square 45 Parliament Street	Compares favourably to 4 per annum in the previous monitoring periods 05/06 & 04/05
Number of listed buildings at risk taken off the register due to Council intervention	Local		Two buildings removed from Buildings at Risk register; Queen Anne's Statue 9 Worcester Street	Compares favourably to one in previous monitoring period 05/06
Number of enhancements to Scheduled Ancient Monuments owing to direct Council intervention	Local		None	Lack of resources to pursue schemes

Commentary

- 5.153 Concerning archaeology, the City archaeology unit monitor all planning applications resulting in 10 applications requiring conditions in accordance with PPG16. As an historic City the safeguarding of archaeology in situ is pursued through the Local Development Framework.
- 5.154 The Townscape Heritage Initiative fund continues to fund improvements to historic buildings in three areas within the City Centre and the City has been able to fund improvements to 5 other historic buildings through grants funded directly or in partnership with other funding bodies in the monitoring year.
- 5.155 No improvements have taken place to scheduled ancient monuments, in the City as a result of direct Council intervention within the monitoring year owing to a lack of officer and financial resource.

RECREATION

Context

- 5.156 Providing opportunities for recreation not only improves people's quality of life but can also have health benefits. This is particularly important in Gloucester as evidence suggests that the health of Gloucester residents is poorer than average compared to the rest of the County. Notably, Gloucester has a shortage of public open space compared to nationally recommended standards of provision.
- 5.157 The provision of open space is becoming increasingly important as more housing is built at higher densities with reduced, or even no garden space. Public open space can for example provide an important resource for residents within blocks of flats.
- 5.158 National policy set out in PPG17 - Sport and Recreation acknowledges the benefits of passive and active forms of recreation.
- 5.159 The Gloucestershire Structure Plan (1999) requires the provision of new open space in residential development and seeks to improve public access to the countryside.
- 5.160 The draft Regional Spatial Strategy (June 2006) emphasises the importance of cultural and leisure facilities and promotes the management of green infrastructure which contribute to people's well being. The provision of leisure facilities such as playing fields and community sports centres is recognised as playing a vital role in supporting sustainable communities.

Local Plan Policies

- 5.161 There are a number of Local Plan policies relating to recreation and leisure. Of particular relevance are the following:

1983 Local Plan

Core Policy L1 - Public Open Space Provision
Policy L1 (a) - Retention of Existing Public Open Space

Revised Deposit Local Plan (2002)

Policy ST.3 Protecting Valued Open Spaces
Policy OS.1 Protection of Public Open Space
Policy OS.2 Public Open Space Standard for New Residential Development
Policy OS.3 New Housing and Public Open Space
Policy OS.4 Design of Public Open Space
Policy OS.5 Maintenance Payments for Public Open Space
Policy OS.6 Provision Of Open Space By Other Development
Policy OS.7 New Areas of Public Open Space
Policy SR.4 Indoor Sports Facilities
Policy SR.5 Designing For Shared Use
Policy A.1 New Housing and Allotments
Policy A.2 Protection Of Allotments

Emerging Local Development Framework Policies

- 5.162 The draft Core Strategy recognises the importance and benefits of leisure and recreation provision. The strategy seeks to improve the health of Gloucester residents. In particular this will mean ensuring the provision of public open space through new development, safeguarding existing areas of open space and supporting the provision of new indoor facilities in accessible locations.

- 5.163 Draft Core Policies of relevance include:

Core Policy 14 - Protection and Enhancement of the Natural Environment
Core Policy 19 - Sport and Recreation
Core Policy 20 - Loss Of Open Space Including Playing Fields
Core Policy 21 - Community and Healthcare Provision



Photo 8: Gloucester Park

Implementation of Policies

5.164 In this section we consider the following:

- The amount of new public open space provided
- Extensions and Improvements to green space networks and footpaths
- The amount of eligible open space managed to Green Flag Award standard
- The amount of completed leisure development
- The amount of completed leisure development in the City Centre

5.165 In due course, the impact of the LDF policies will be assessed once they are submitted and adopted.

5.166 The results for the period 2006/2007 are summarised in the table below. Commentary on the main findings is provided below the table.

Table 10 - Recreation Core and Local Indicators

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
Provision of new public open space in the monitoring year	Local	Draft Local Plan Target is 2.8 ha public open space per 1,000 population	No new public open space adopted but the following achieved: 2 play areas for 4-10's completed 1 new skate park and BMX track 1 new multi use games area Tennis Courts refurbished	While no new open space has been adopted, the City Council has been proactive in improving existing facilities. Funding has come from streams other than S.106 monies for these works
4c Amount of eligible open space managed to Green Flag Award standard	Core		Barnwood Arboretum retained Green Flag status in July 2006	The Council is pursuing Green Flag status for Gloucester Park, the main public open space in the City Centre.
Amount of completed leisure development in City Centre	Local	N/a	0m ²	The draft allocations of a number of key sites in the City Centre within the LDF is likely to increase the amount of leisure-related development within the City Centre.

Output Indicator	Indicator Type	Target/s	Progress 06/07	Issues identified
<p>Amount of completed leisure development</p> <p>Policy CL1, CL3, CL4</p>	Local	N/a	0m ²	<p>One extant (unimplemented) planning permission for a replacement golf driving range at Robinswood Hill.</p> <p>Large financial contribution negotiated towards an athletics track from residential development at British Energy.</p>

Commentary

- 5.167 The City has been proactive in the monitoring year in improving and regenerating existing public open spaces in the City. Despite the high rate of housing growth in the City no new public open space has been adopted in the monitoring year.
- 5.168 Evans Walk play area and Armscroft Park both had new play areas for 4-10 year olds, the later being funded from S.106 monies.
- 5.169 The Bakersfield area adjacent to Gloucester Park was also subject to regeneration with funding coming from the Council's Liveability grant. The area has been developed as a skate park, including a new BMX track. This work has also been undertaken in full consultation with the local young people who will use the facilities.
- 5.170 One other existing open space, the Oval in Linden, has benefited from works to provide a multi use games area. The existing tennis courts at this site have also been refurbished.
- 5.171 Barnwood Arboretum retained its Green Flag status in July 2006 owing to the Council's work in involving the local community in the management of the site and the use of the site for educational purposes. The Council is working towards Green flag status for other open spaces within the City.
- 5.172 While no new commercial recreational facilities were completed in the City in the monitoring period permission was granted for a replacement Golf Driving Range on Robinswood Hill and a large financial contribution negotiated towards an athletics track in the City from a residential development.

ROLE AND CONTENT OF DEVELOPMENT PLAN DOCUMENTS AND SUPPLEMENTARY PLANNING DOCUMENTS

DEVELOPMENT PLAN DOCUMENTS

Core Strategy

The role of the Core Strategy is to provide an overarching policy framework in order to guide development across the City. The Core Strategy starts by setting out a profile of Gloucester in terms of its size, location and characteristics before drawing out the key issues that currently face the City and will face it over the next few years.

Having identified the key issues, the strategy then seeks to address them through a series of strategic objectives and Core Policies.

The Core Strategy focuses on the regeneration of previously developed land within the Central Area of the City as defined by the boundary of the Gloucester Heritage Urban Regeneration Company.

The Core Strategy covers the period 2006 to 2026 - the same period as the draft Regional Spatial Strategy for the South West. It will however be reviewed within this period to ensure that it remains up to date and appropriate.

The Core Strategy is the most important part of the Gloucester Local Development Framework. All other documents forming part of the LDF must be in conformity with the Core Strategy.

The Core Strategy will be reviewed every 5 years unless changing circumstances dictate a need to review the strategy more quickly.

Copies of the draft Core Strategy can be viewed online at www.gloucester.gov.uk

Development Control Policies

The Development Control policies DPD sets out a range of policies that will be used by the Council to determine planning applications. The policies are designed to address the areas not addressed by the Core Policies of the Core Strategy. Topics covered include for example, the sub-division of dwellings, safeguarding amenity, conservation areas, listed buildings, landscaping, allotments and so on.

The Development Control DPD has currently reached the preferred option stage.

Central Area Action Plan

As described above, the Core Strategy focuses on the regeneration of the Central Area of Gloucester. The Central Area Action Plan DPD will provide the detailed planning framework for the regeneration of this area.

The draft Central Area Action Plan identifies the key issues and opportunities facing the Central Area and translates these into a number of new land use allocations, area-based policies and general policies.

The Action Plan is closely aligned with the Gloucester Heritage Urban Regeneration Company's Regeneration Framework document produced by consultants Terence O'Rourke.

Site Allocations and Designations (Non-Central Area)

The site allocations and designations (non-central area) DPD covers the parts of the City located outside the 'Central Area' as defined by the boundary of the GHURC.

The document identifies a number of modest land use allocations for various uses including housing, employment and mixed-use development and sets out a number of area-specific planning policies dealing with issues such as landscape conservation, nature conservation, open space and district and local centres.

SUPPLEMENTARY PLANNING DOCUMENTS

Affordable Housing

The document sets out in detail the Council's approach towards the provision of affordable housing in new residential development and the mechanisms through which affordable housing will be secured and provided.

The Council will seek affordable housing on all new sites of 15 or more dwellings or on sites of 0.5 hectares or more irrespective of the number of dwellings. The target level of affordable housing provision will be 40%. The Council will require in the first instance completed affordable dwellings on-site and subsequent transfer of these to a Registered Social Landlord (RSL).

New Housing and Open Space

The document is intended to guide developers of new housing and employment schemes on the provision of public open space and the commuted sum that will be required for its future maintenance as well as the level of financial contribution that will be required in lieu of on-site provision.

The document explains how the policy will be operated whilst providing practical advice on where the public open space should be sited and how it should be designed.

Designing Safer Places

The document is intended to guide the design of residential developments in a way that improves the safety and security of people, their homes, locality and the whole City. The document is based on 7 main principles which will be applied to all new residential developments. The overall aim of the document is to 'reduce crime and the fear of crime through good design'.

Extending Your Home

The purpose of the document is to provide design guidance in relation to domestic residential extensions.

Telecommunications Development

The document provides further information for code system operators and for the public on how the local authority will consider applications for telecommunication related development.

Development Affecting Sites of Historic Environment (Archaeological) Interest

The document sets out in detail the Council's approach towards development that would affect a site or sites of historic environment (archaeological) interest.

Lifetime Homes

The document sets out the Council's approach towards the provision of lifetime homes through new residential development. Lifetime Homes are homes that are designed to be easily adapted to meet the needs of people with disabilities. Constructing new homes to lifetime homes standards means that those who develop disabilities through accidents or old age are not forced to move elsewhere.

The principle of Lifetime Homes is supported in the draft Regional Spatial Strategy for the South West.

The Council will seek to negotiate with developers to ensure that on residential schemes of more than 10 dwellings, at least 15% of new homes across all types are 'Lifetime Homes' on suitable sites.

Lighting in New Development

The overall aim of the Lighting and New Development document is to produce a co-ordinated approach to lighting, which will seek to improve the evening and night-time economy. The Lighting Strategy which will be a technical appendix to the SPD has five objectives: to promote and strengthen Gloucester's local distinctiveness, reduce crime and the fear of crime, promote lighting as an art form within the City, improve the urban design qualities of the City, and to ensure that lighting schemes are sustainable.

Tall Buildings in New Development

The overall aim of the Tall Buildings in Gloucester document is to provide a policy approach in dealing with applications for new tall buildings in the City. As regeneration in the City takes place it will be important to safeguard important views including those of the Cathedral from within the City and from other key viewpoints outside the City. This document considers the different policy options that could be taken in order to safeguard key views.

Conservation Area Appraisals (Various)

Applies to various Conservation Areas including: The Spa, Southgate Street, The Docks, Eastgate and St. Michael's, City Centre, The Barbican, Cathedral Precincts, Worcester Street, London Road, Barton Street, Hucclecote Green, Hempsted and Kingsholm.

The appraisals will define the special character of each area. They will give a brief historical outline that highlights stages in the development of the area, including details of important people and events that are associated with it. Detracting or negative features as well as those that it is essential to retain will be identified with the report culminating in the development of management guidance proposals, the aim of which being to safeguard the conservation and enhancement of each area.

Greater Blackfriars

This document is a Planning Brief for the Greater Blackfriars area. The document expands on the Council's draft allocation of this area for mixed-use redevelopment including retail, residential, cultural, employment and tourism uses.

It sets out in detail the Council's preferred approach towards the redevelopment of this area and will be a material consideration in the determination of any planning applications within the area.

The document has been subjected to an initial period of consultation in August/September 2006 and formal Regulation 17 consultation in October/November 2007.

Greater Greyfriars

This document is a Planning Brief for the Greater Greyfriars area. The document expands on the Council's draft allocation of this area for mixed-use primarily residential redevelopment.

It sets out in detail the Council's preferred approach towards the redevelopment of this area and will be a material consideration in the determination of any planning applications within the area.

The document has been subjected to an initial period of consultation in August/September 2006 and formal Regulation 17 consultation in October/November 2007.

King's Square and the Bus Station

This document is a Planning Brief for the King's Square and Bus Station area. The document expands on the Council's draft allocation of this area for retail-led mixed-use redevelopment.

It sets out in detail the Council's preferred approach towards the redevelopment of this area and will be a material consideration in the determination of any planning applications within the area.

The document has been subjected to an initial period of consultation in August/September 2006 and formal Regulation 17 consultation in October/November 2007.

Westgate Island and Quay

This document is a Planning Brief for the Westgate Quay and Westgate Island area. The document expands on the Council's draft allocation of this area for mixed-use redevelopment.

It sets out in detail the Council's preferred approach towards the redevelopment of this area and will be a material consideration in the determination of any planning applications within the area.

The document has been subjected to an initial period of consultation in August/September 2006 and formal Regulation 17 consultation in October/November 2007.

The Railway Corridor

This document is a Planning Brief for the Railway Corridor. The document expands on the Council's draft allocation of this area for mixed-use redevelopment including community stadium, residential, employment and linear park.

It sets out in detail the Council's preferred approach towards the redevelopment of this area and will be a material consideration in the determination of any planning applications within the area.

The document has been subjected to an initial period of consultation in August/September 2006 and formal Regulation 17 consultation in October/November 2007.

Land at Clearwater Drive

This document is a Planning Brief for land at Clearwater Drive. The document expands on the Council's draft allocation of this area for residential development.

It sets out in detail the Council's preferred approach towards the development of this area and will be a material consideration in the determination of any planning applications within the area.

The document has been subjected to an initial period of consultation in August/September 2006 and formal Regulation 17 consultation in October/November 2007.

Land East of Waterwells Business Park

This document is a Planning Brief for land to the east of Waterwells Business Park. The document expands on the Council's draft allocation of this area for mixed-use redevelopment including employment and new travelling showpeople's site.

It sets out in detail the Council's preferred approach towards the redevelopment of this area and will be a material consideration in the determination of any planning applications within the area.

The document has been subjected to an initial period of consultation in August/September 2006 and formal Regulation 17 consultation in October/November 2007.

Contextual Indicators Relevant To Gloucester

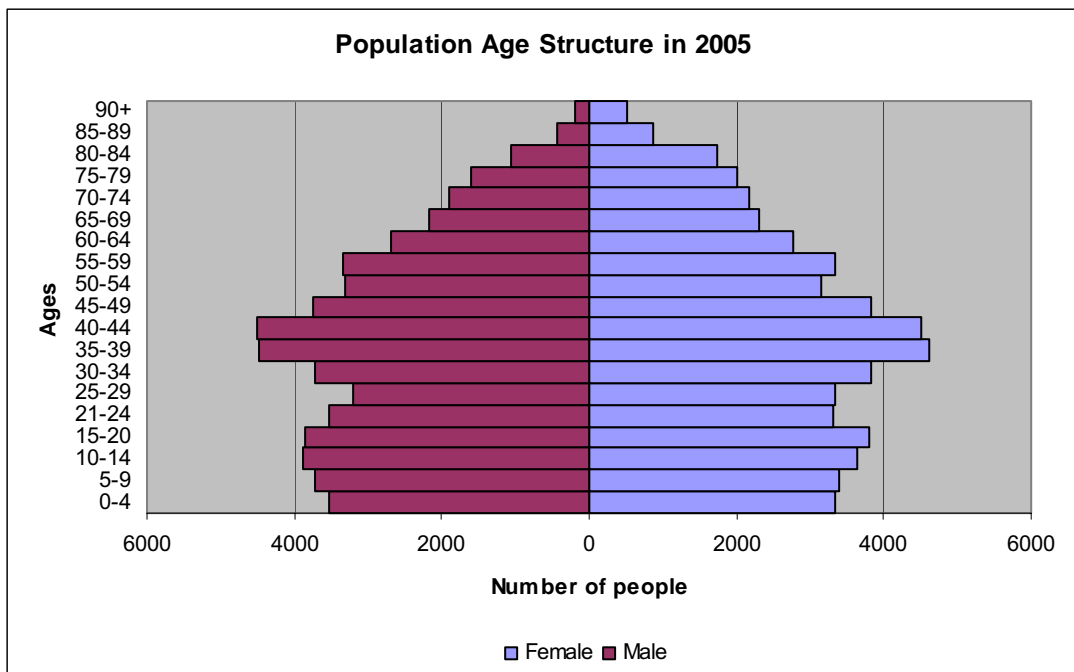
POPULATION

Size of Population

The current population of Gloucester is 111,900 (*source: ONS 2006 mid-year estimate*). This represents a steady increase from 90,840 in 1981, 101,617 in 1991 and 109,885 in 2001. The City's population is forecast to rise to 123,050 by 2026 (*source: The Gloucester Story 2006*).

Age Structure

The age structure of Gloucester's population is illustrated in the graph below.



Source: ONS (2005)

As can be seen from the graph, the population of Gloucester is relatively young with peaks for both males and females in the 35-45 age brackets. The average age is 37.

Population Density

The population density of Gloucester is 27.6 persons per hectare. This varies across the City as shown in the table below.

Ward	Size (hectares)	Population	Population Density
Abbey	197	9,556	48.62
Barnwood	398	9,115	22.88
Barton and Tredworth	131	10,327	78.55
Elmbridge	144	5,617	38.98
Grange	142	6,865	48.49
Hucclecote Ward	194	9,159	47.19
Kingsholm and Wotton	215	6,263	29.11
Longlevens	282	9,063	32.13
Matson and Robinswood	486	10,242	21.07
Moreland	183	10,054	55.00
Podsmead	175	3,116	17.81
Quedgeley Fieldcourt	349	5,510	15.77
Quedgeley Severn Vale	227	6,290	27.71
Tuffley	194	5,749	29.57
Westgate	736	4,056	5.51

The most densely populated ward is Barton and Tredworth followed by Moreland and Abbey wards. The very low population density of Westgate Ward is a result of the large size of the ward and the predominance of commercial uses in this area.

The population density of Quedgeley Fieldcourt will increase over the next few years as the former RAF Quedgeley mixed-use development is completed (2,650 dwellings).

DWELLINGS AND HOUSEHOLDS

Total Number of Households

There are currently 47,900 households in Gloucester. 44,227 of these are private sector households (including properties owned by Registered Social Landlords).

Notably, growth in the number of households is outstripping population growth as a result of the increase in single person or smaller households - a national trend. (*source: The Gloucester Story 2006*).

Average Household Size

The average household size based on the 2001 Census was 2.37 slightly higher than the national and regional average.

In June 2005 the number of people per private sector household in Gloucester was as follows:

- One Person = 10,535 (23.8%)
- Two Person = 18,054 (40.8%)
- Three Person = 4,431 (10%)
- Four Person = 8,058 (18.2%)
- Five + Person = 3,149 (7.1%)

Household Composition

Household composition data is only available from the 2001 Census. At that time, there were 45,765 households in Gloucester. Household composition was as follows:

- One person households - 13,821
- Households of more than one person - 31,944

Households of more than one person can be broken down as follows:

- 1 adult of any age and 1 or more children - 2,589
- 1 adult of non-pensionable or 2 adults of pensionable age and no children - 5,916
- 2 adults and 1 or 2 children - 6,920
- 2 adults of non-pensionable age and no children - 8,178
- 2 adults and 3 or more children or 3 or more adults and 1 or more children - 3,845
- 3 or more adults and no children - 4,496

Total Number of Dwellings

The total number of dwellings in Gloucester is 48,144

Household Tenure

The split of private sector housing stock (44,227 in total including RSL) by tenure in Gloucester in June 2005 was as follows:

- Owner-occupied = 36,133 (81.7%)
- Private Rented = 3,273 (7.4%)
- Registered Social Landlord (RSL) = 2,344 (5.3%)
- Other = 177 (0.4%)
- Tenure Unobtainable = 2,300 (5.2%)

Quality of Housing Stock

In June 2005, 16.3% of private sector households in Gloucester failed to meet the Decent Homes Standard, compared with 33.1% for England as a whole.

Attitudes Towards Housing

Attitudes towards private sector housing are as follows:

- Very Satisfied = 81.8%
- Quite Satisfied = 15.6%
- Dissatisfied = 2.3%
- Don't Know = 0.3%

(Source: Private Sector House Condition Survey 2005)

Housing and Date of Construction

In June 2005 the split of private sector housing (total 44,227 including RSL) by date of construction in Gloucester is as follows:

- Pre 1919 = 8,094 (18.3%)
- 1919 - 1944 = 7,451 (16.8%)
- 1945 - 1964 = 4,725 (10.7%)
- 1965 - 1974 = 7,560 (17.1%)
- 1975 - 1981 = 4,840 (10.9%)
- Post 1981 = 11,546 (26.1%)

(Source: Private Sector House Condition Survey 2005)

Dwelling Type

The breakdown of dwelling types in Gloucester is as follows:

- Detached house or bungalow - 20.17%
- Semi-detached house or bungalow - 41.39%
- Terraced house or bungalow - 23.3%
- Flat, maisonette or apartment - 10.26%
- Flat, maisonette or apartment part of a converted shared house - 3.3%
- Flat, maisonette or apartment (in commercial building) - 0.95%
- Caravan or other mobile or temporary structure - 0.54%

Housing Affordability

Housing affordability in Gloucester is an issue with the average property price in the City being 7.5 times the average family income in 2005. Figures from 2003 show that 75.1% of households could not afford to buy in the lowest quartile of house prices. (*source: The Gloucester Story 2006*).

CRIME

Crime Rates

Crime rates in Gloucester are high with burglary rates at 20 per 1000 compared to 12 per 1000 nationally for 2004/2005. Violent offences and vehicle crime are also high compared to county and national averages for the period 2004/2005. (*Source: The Gloucester Story 2006*).

Domestic Burglaries

	1999/2000	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005
	Per 1,000 Pop'n	Per 1,000 Pop'n	Per 1,000 Pop'n	Per 1,000 Pop'n	Per 1,000 Pop'n	Per 1,000 Pop'n
Gloucester	27.17	17.1	19.51	22.26	21.84	18.3
County	18.05	13.1	14.4	14.15	16	10.7
England and Wales	17.89	18.4	19.4	20.2	15.6	12.9

Violent Crime

	2002/2003	2003/2004	2004/2005
	Per 1,000 population	Per 1,000 population	Per 1,000 Population
Gloucester	26.62	26.56	29.7
County	15.31	14.65	17.9
England and Wales	19	18.21	19.6

Vehicle Crime

	1999/2000	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005
	Per 1,000 population	Per 1,000 population	Per 1,000 population	Per 1,000 population	Per 1,000 population	Per 1,000 population
Gloucester	30.33	24.8	26.04	23.31	29.86	20.1
County	18.31	15.1	14.4	13.68	14.83	11.8
England and Wales	19.9	18.4	18.6	18.7	16.94	14.0

Fear of Crime

In 2004 85.6% of residents in Gloucester felt safe in their local areas during the daytime compared to 90.3% across the County. At night, 32.7% of residents feel safe in their local area in the City compared to 44.2% for the County.

HEALTH AND WELL BEING

Deprivation

Gloucester has 5 super output areas that fall within the top 10% of most deprived super output areas in England. There are 7,500 residents living within these deprived super output areas. 22,000 City residents live in a super output area among the most deprived 25% nationally. (Source: The Gloucester Story 2006).

Gloucestershire as a County is ranked as one of the least deprived counties in England. The disparity between the City and the County as a whole is therefore marked.

In Gloucester 18.7% of children live in an income deprived family and 14.7% of the over 60's live in an income-deprived household. These are the highest rates for these indicators in the County. This data shows that poverty is an issue for Gloucester. (*source: The Gloucester Story 2006*).

Fuel Poverty

A household is in fuel poverty if it cannot afford to keep its home warm, and are usually defined as those needing to spend more than 10% of their income to heat their home to a healthy temperature.

In Gloucester 22% of households are defined as being in fuel poverty, and, along with Cheltenham, has the highest rate of fuel poverty in the County. The County average is 20%. However the rate is equal to that for the southwest region, and less than England which is 23%.

Four of the wards in Gloucester are in the worst 10% in the County with regard to fuel poverty. They are:

- Barton - 33%
- Westgate - 32%
- Eastgate - 29%
- Matson - 29%

Source: Severn Wye Energy Agency

Life Expectancy

Average life expectancy in Gloucester is 75.8 for men and 81 for women. This compares to 76.1 and 80.6 respectively at the national level. (Source: The Gloucester Story 2006).

Long Term Limiting Illness

16.9% of the City population suffers from long term limiting illness with 7% of the economically active population having long-term illness. This compares with 18.2% nationally (Source: 2001 ONS).

ECONOMY

Main Economic Sectors

Gloucester has been hit particularly hard by the demise in the manufacturing industry and manufacturing employment. Between 1997 and 2002 manufacturing employment in the City dropped by 26.5%, compared to 15.3% for Gloucestershire and 10.9% for Great Britain. In contrast there has been increased employment in the public sector due to increased spending by the Government on health and education. There have also been disproportionately high increases in construction.

In 2002 the most prominent sectors of the economy in Gloucester were Public Administration, Education and Health, Distribution, Hotels and Restaurants, and Banking Finance and Insurance. These sectors employed 29%, 25%, and 18% of the workforce respectively. In particular, Public Administration and Health was higher than both the County and National Averages (Source: Office for National Statistics (ONS) - Annual Business Enquiry 2002).

Business Formation

Year	Gloucester	Gloucestershire	South West	Great Britain
1994	2735	18985	154400	1560115
1995	2790	19160	153165	1559930
1996	2775	19420	154285	1575160
1997	2815	19990	157465	1611685
1998	2760	20495	160520	1648500
1999	2720	20830	162845	1676015
2000	2620	21055	164650	1700900
2001	2545	21185	166255	1717690
2002	2480	21325	168500	1737335
2003	2480	21525	170430	1758450
2004	2500	21655	170775	1760955

Figures show that there has been a gradual reduction of VAT registered businesses in Gloucester since 1994 when there were 2735. It reached a low of 2480 2002, and since has begun to increase. In contrast, gradual increases have been witnessed in Gloucestershire, the South West region and Great Britain.

In 2004 there were 245 VAT registrations in Gloucester, and 225 de-registrations. This represents a net gain of 20 VAT registrations in Gloucester.

Economic Activity

The table below illustrates estimated economic activity at working age in Gloucester compared to the County, Regional and National percentages:

Date	Gloucester Estimated Economically Active	Gloucester %	County %	South West %	Great Britain %
April 2005 - March 2006	56100	83.0	82.5	80.4	78.3
April 2004 - March 2005	54500	81.2	82	80.8	78.3
January 2004 - December 2004	54100	80.9	81.9	80.6	78.2
March 2003 - February 2004	53900	80.9	81	81.4	78.2
March 2002 - February 2003	53000	79.3	81.6	81.6	78.3
March 2001 - February 2002	55000	83.3	84.1	82.1	78.3
March 2000 - February 2001	57000	85.7	85.1	81.5	78.3
March 1999 - February 2000	60000	86.9	83.9	82	78.5

As of April 2004 - March 2005 the number of economically active people in Gloucester was 54,500, amounting to 81.2% of the working age population. This has increased from 79.3% between March 2002 and February 2003, but fallen from 86.9% between March 1999 and February 2000 (Source: Office for National Statistics (ONS) via NOMIS from Annual Population Survey)

Job Creation

Figures show that between 2002 and 2003, there was a 6.57% increase in the number of jobs in Gloucester. This was compared to an increase of 3.81% in the County, and 0.40% in England. In 1999/2000 Gloucester witnessed a 2% reduction in the number of jobs in the City. Since then rates have gradually improved, with job creation at 2.1% in 2000/2001 increasing to 6.57% in 2002/2003 (Data taken from Annual Business Inquiry via NOMIS).

Gross Value Added £ Per Head (Productivity)

The latest information for gross value added per head is £18,900 for Gloucester City (Source: Economy of Gloucestershire 2006).

Unemployment

In March 2006 only 2.4% of the working population was unemployed, this compares favourably to the national average rate of unemployment of 2.7%. (Source: NOMIS).

Average Earnings

Average earnings in Gloucester lag behind the County and national averages with the average wage in the City in 2005 being £19,703 compared to £23,854 nationally. (Source: The Gloucester Story 2006).

In June 2005, the earnings of the head of private sector households were as follows:

- Less than £2,599 = 0.57%
- £2,600 - £3,899 = 2.36%
- £3,900 - £5,199 = 5.19%
- £5,200 - £7,799 = 8.88%
- £7,800 - £10,399 = 7.18%
- £10,400 - £12,999 = 8.47%
- £13,000 - £14,199 = 7.96%
- £14,200 - £15,559 = 11.85%
- £15,600 - £18,199 = 18.13%
- £18,200 - £20,799 = 8.44%
- £20,800 - £25,999 = 8.30%
- £26,000 - £31,199 = 5.58%
- £31,200 - £36,399 = 2.85%
- £36,400 - £41,599 = 0.18%
- £41,600 - £51,999 = 3.22%
- £52,000+ = 0.84%

(Source: Private Sector House Condition Survey 2005)

TOURISM

Supply of Tourist Accommodation

The table below shows estimated numbers of bed spaces units in Gloucester for a number of accommodation types in 2003.

Type of Accommodation	Number	Type
Hotels	1602	Bedspaces
Guesthouses	98	Bedspaces
Inns	169	Bedspaces
B&B	150	Bedspaces
Farms	0	Bedspaces
Self catering	27	Units
Touring caravans/tents	0	Pitches
Static vans	0	Pitches
Holiday centres	0	Units
Group accommodation	0	Bedspaces
Campus	305	Bedspaces
Second homes	81	Units
Marinas	54	Berths
Total	2486	

Altogether there were 2486 bedspaces/units in Gloucester at this time. The most prominent accommodation type is hotel (1602 bedspaces), followed by student halls (campus) (305 bedspaces), inns (169 bedspaces) and bed and breakfasts (150 bedspaces).

TRANSPORT

Car Ownership

The table below illustrates the percentage of car ownership in Gloucester compared to the County and England and Wales as a whole.

	No Cars	1 Car	2+ Cars
Gloucester	24.2	45.9	30
Gloucestershire	18.7	43.8	37.5
England and Wales	26.8	43.8	29.4

(Source: Office of National Statistics (ONS) 2001 Census, Crown Copyright)

School Transport

In 2003, the largest mode of transport used to take children to school was the private car, constituting 45% of journeys to Primary School, and 41% of journeys to Secondary Schools.

The second largest was via walking and cycling, which constituted 54% of journeys to Primary Schools and 34% of journeys to Secondary Schools.

Finally, the bus constituted 1% of journeys to Primary Schools, and 34% of journeys to Secondary Schools.

(Source: The Gloucester Story 2005)

Commuter Interactions

Research has shown that in 2001 around 73,000 commuters travelled to, from or within the Gloucester District to work each day. Altogether around 55,200 people work in Gloucester itself, 31,200 of which live in the City, and 24,000 that commute in.

Of the commuters coming into Gloucester, the largest numbers come from Tewkesbury (5,370), Stroud (5,230), the Forest of Dean (4,550) and Cheltenham (3,450). For those that live in Gloucester but commute to other districts to work, the largest recipients are Tewkesbury (5,080), Cheltenham (4,420) and Stroud (3,000).

(Source: The Gloucester Story 2005)

Commuting (Mode)

According to the 2001 Census, there are 52,525 people in employment (aged 16-74) in Gloucester. The preferred mode of transport to work can be broken down as follows:

- Work from home (7.17%)
- Underground, metro, light rail or tram (0.05%)
- Train (0.43%)
- Bus, Mini-Bus or Coach (6.54%)
- Motorcycle, Scooter or Moped (1.54%)
- Car or Van (60.19%)
- Passenger in a Car or Van (7.04%)
- Taxi (0.17%)
- Bicycle (6.06%)
- On foot (10.5%)
- Other (0.32%)

The main mode of transport is the private car or van. The level of car ownership in Gloucester is however lower than the county average.

Commuting Distance

The average distance travelled by Gloucester residents to a fixed place of work is 10.59 km. This is lower than the county and national averages of 14.02 and 13.31km respectively.

Residents Travel to Work Mode

The table below shows resident's travel to work modes in Gloucester according to the 1991 and 2001 Census'. Between 1990 and 2001 the number of people travelling to work by car increased by 6.25% from 58.26% to 64.51%. All other modes experienced a decline. In particular, 'car passenger' experienced a 2.03% decrease, and 'motorcycle' experienced a 1.55% decline.

Mode	1991 Percentage	2001 Percentage	Difference
Private Car	58.26	64.51	6.25
Walking	11.59	11.28	-0.31
Car Passenger	9.61	7.58	-2.03
Public Transport	8.67	7.89	-0.78
Bicycle	7.75	6.5	-1.25
Motorcycle	3.18	1.63	-1.55
Other Modes	0.94	0.61	-0.33

(Source: The Gloucester Story 2005)

Walking and Cycling

In 2001, an average of 17.41% of people in Gloucester went to work by either walking or cycling. However this figure does mask quite significant variations by ward. For example, the ward with the highest percentage was Westgate, where 33.01% of people walking or cycled into work, compared with Quedgeley Severn Vale, with the lowest percentage at 7.6% (Source: ONS 2001)

EDUCATION

GCSE Qualifications

In 2004, 51.6% of Gloucester's 16 year olds achieved 5+GCSE's grades A*- C. This is lower than the national average of 53.7% (*source: The Gloucester Story 2006*).

Working Age People with NVQ Level 3+

In Gloucester 20% of the working population hold a foundation degree or higher qualification. This is lower than the regional and national averages of 26.5% and 26.5% respectively (*source: NOMIS 2005*).

Qualifications Among Black and Ethnic Minority Groups

31.8% of Gloucester's black and minority ethnic population have no qualifications, compared with 27.0% for the County. 19.4% of the population have a higher-level qualification in Gloucester compared to 25.5% in the County (Source: ONS 2001)

Unauthorised Absence from School in 2005

	Primary Education	Secondary Education
Gloucester	0.53	1.04
County	0.26	0.83
England	0.43	1.23

(Source: Education Directorate, Gloucestershire County Council).

ENVIRONMENT

Area Protected by a Designation

The table below sets out the different 'environmental' designations in place in Gloucester and what percentage of the City they cover.

Designation	Area (hectares)	Percentage of City Covered by Designation
Landscape Conservation Area	1,102	27%
Floodplain	835.9	20.6%
Site of Nature Conservation Interest	298.9	7.4%
Sites of Special Scientific Interest	3.56	0.08%
Cordon Sanitaire	133.3	3.3%
Conservation Area	112	2.8%
Areas of Principal Archaeological Interest	1,218	30.1%
Public Open Space	244.9	6%
Private Playing Field	53.76	1.3%
Allotment	17.12	0.42%

Air Quality

Gloucester has three Air Quality Management Areas (AQMAs) where air quality is below required national standards. These include Priors Road, Barton Street and Painswick Road. Air quality in the rest of the City is considered to be acceptable.

River Quality

River quality within Gloucester is mixed. Data from the Environment Agency shows that the River Twyver, the Wotton Brook and Daniels Brook fail to meet acceptable river quality standards while the Sudbrook, the Dimore Brook and the River Severn comply with river quality requirements (*source: www.environment-agency.gov.uk*).

Energy Efficiency

SAP uses information on appliances and insulation to profile energy efficiency. This permits a grading of properties on a score of 1 - 120. The current UK average score is 51, with construction to current building regulations achieving a score of 65.

The following results were achieved in Gloucester in June 2005.

- Less than 5 = 0
- 5 to 15 = 612
- 16 to 25 = 99
- 26 to 35 = 509
- 36 to 45 = 1,011
- 46 to 55 = 6,522
- 56 to 65 = 10,180
- 66 to 75 = 13,327
- 76 to 85 = 7,009
- 86 to 95 = 2,432
- Over 95 = 248

The average SAP rating for private sector dwellings in the whole of Gloucester in June 2005 was 61, which is much higher than the national average of 51.

The majority of Gloucester households (13,327) rate between 66 and 75 on the SAP scale.

Waste Production and Recycling

The table below shows the amount of domestic waste produced by each local authority in Gloucestershire for the period 1 April 2005 and 31st March 2006.

	Waste Produced kg/head	Waste Produced Total/ Tonnes	Recycled Total/ Tonnes	Recycled %	Composted Total/ Tonnes	Composted %	Landfilled Total/ Tonnes	Landfilled %
Gloucester	439	48687	7071	14.5	644	1.3	40972	84.2
Cheltenham	446	49483	8111	16.4	4099	9.5	36673	74.1
Stroud	346	37919	8297	21.9	0	0	29622	78.1
Cotswolds	464	38361	6597	17.2	7586	19.8	24179	63
Forest of Dean	451	36365	4964	13.7	7468	20.5	23933	65.8
Tewkesbury	429	33532	5550	16.5	13	0	27969	83.4
Average	429	40724.5	6765	16.7	3301.67	8.5	30558	74.8

(Source: Waste Management Unit, Environment Directorate, Gloucestershire County Council)

Domestic Waste Production

Year	Waste Produced Per Head/Kg	Waste Produced Total/Tonnes	Recycled Total/ Tonnes	Recycled %	Composted Total/Tonnes	Composted %	Landfilled Total/Tonnes	Landfilled %
2005/2006	439	48687	7071	14.5	644	1.3	40972	84.2
2004/2005	471	51932	5855	11.3	0	0	46077	88.7
2003/2004	454	49820	4840	9.7	0	0	44979	90.3

The amount of domestic waste produced in Gloucester has dropped from 471kg/head to 439kg/head. The amount landfilled has steadily gone down from 90.3% of waste in 2003/2004 to 84.2% in 2005/2006.

In line with this, the amount recycled has gone up from 9.7% in 2003/2004 to 14.5% in 2005/2006. Composting was introduced to Gloucester in 2005/2006, amounting to 1.3%.

(Source: Waste Management Unit, Environment Directorate, Gloucestershire County Council)

RETAIL AND COMMERCIAL LEISURE

Shop Numbers

In April 2005, there were a total of 253 shops in Gloucester City Centre (Zone A). There has been a small decline in the number of shops in the City Centre in Gloucester, from 256 in October 2000, to 253 in April 2005

(Source: Retail Vacancy Rates supplied by Central Gloucester Initiative).

Vacancy Rates

In April 2005, a total of 91.3% of shops in Gloucester City Centre (Zone A) were open - and therefore 8.7% were closed. Between October 2000 and April 2005 the average vacancy rate in Gloucester City Centre was 91.9%, and therefore the April 2005 figure is slightly below average

(Source: Retail Vacancy Rates supplied by Central Gloucester Initiative).

Retailer Requirements

As of June 2005, there were a total of 46 retail companies interested in opening a store in Gloucester

(Source: Gloucester Retail Study)

Number of Eating Establishments

In April 2005, the numbers of places to eat and go out were as follows:

- 36 Restaurants
- 54 Pubs, Cafes and Wine Bars
- 5 Nightclubs
- 4 Theatres
- 57 Takeaway Food Shops (including the likes of McDonalds, Burger King, and KFC)
- 5 'Others'

(Source: Gloucester City Council Evening and Night-Time Economy Strategy)

COMMUNITY

Tenant Satisfaction

In 2004, the following satisfaction levels were recorded for tenants in social housing in Gloucester:

- Very satisfied - 26.3%
- Fairly Satisfied - 37.5%
- Neither - 20.0%
- Fairly dissatisfied - 11.2%
- Very dissatisfied - 4.9%

(Source: Best Value Performance Indicators Report, Social Housing in Gloucester, published by Gloucester City Council, 2004).

Opportunities for Involvement

In 2004, the following percentages of people in social housing in Gloucester were satisfied with the opportunities for participation in management and decision-making with their landlord:

- Very satisfied - 12.9%
- Fairly satisfied - 48.4%
- Neither - 16.1%
- Fairly dissatisfied - 22.6%
- Very dissatisfied - 0%

(Source: Best Value Performance Indicators Report, Social Housing in Gloucester, published by Gloucester City Council, 2004).

Tenant Information

In 2004, the following percentages of people in social housing in Gloucester were satisfied with the extent to which their landlord kept them informed about things that might affect them:

- Very satisfied - 38.0%
- Fairly satisfied - 39.3%
- Neither - 12.8%
- Fairly dissatisfied - 6.0%
- Very dissatisfied - 3.9%

(Source: Best Value Performance Indicators Report, Social Housing in Gloucester, published by Gloucester City Council, 2004).

Community Cohesion

A survey was carried out in 2003 that asked 52 community and voluntary sector organisations a number of questions regarding perceptions of community cohesion.

Overall, 83.3% of people thought that Gloucester was a place where people from different backgrounds get on well together.

Furthermore:

- 81.3% thought that Gloucester is a place where people respect ethnic differences
- 88.6% thought that 'extremist groups' were not active or influential
- 84.4% felt very positive or positive about the future of community relations in Gloucester

However:

- 59.1% thought that tension exists between people from different socio-economic groups
- 85.8% thought that there was some, or a lot of tension between people from different ethnic groups
- 92.0% thought that racial prejudice exists in Gloucester
- 98.0% thought that people from different cultures and faiths lead separate lives, either to some extent or a lot.

(Source: Baseline Research and Facilitation for a Gloucester Partnership Community Cohesion Strategy Report by CLES Consulting for the Gloucester Partnership (October 2003))

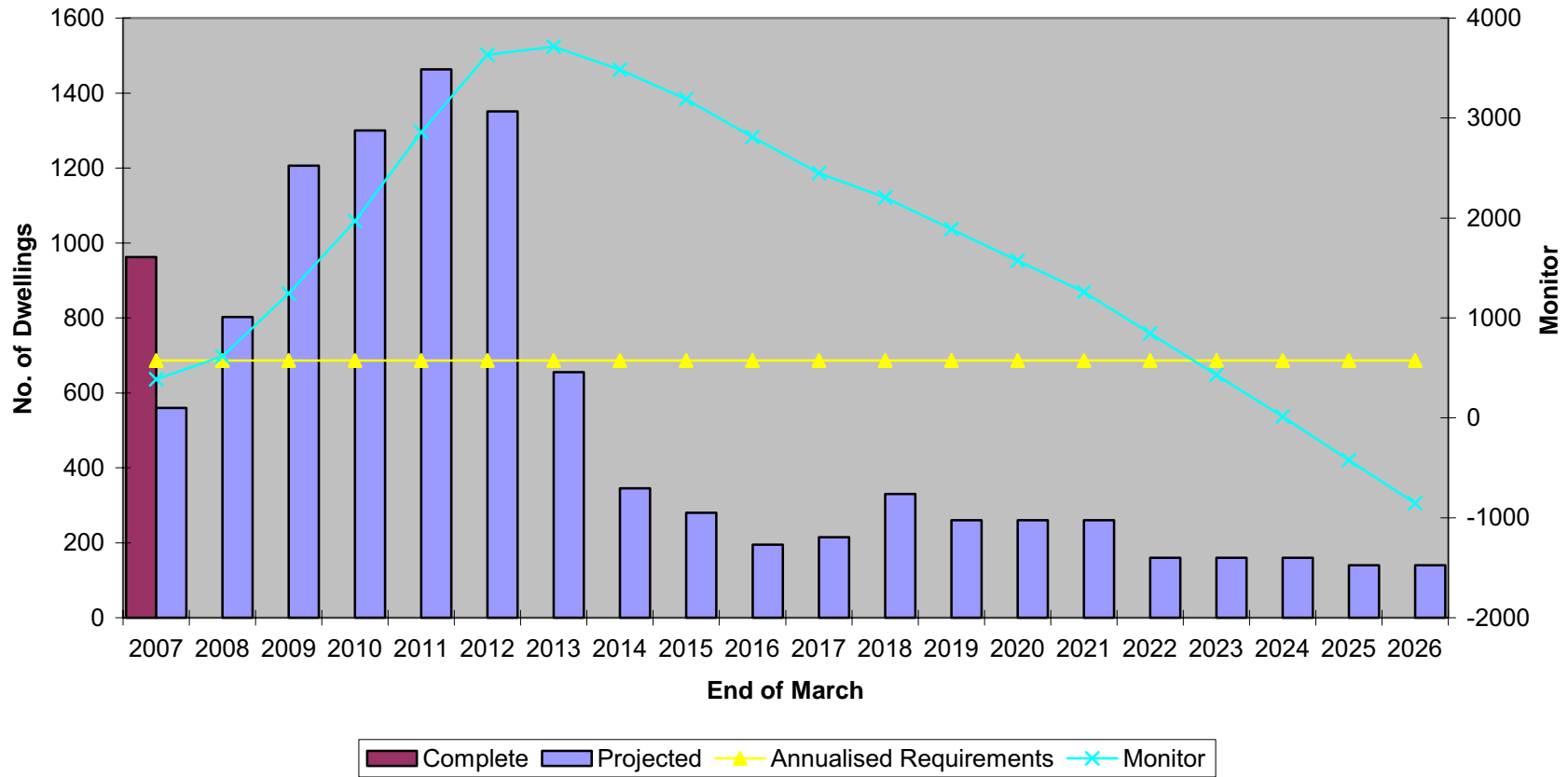
HOUSING TRAJECTORY 2006 - 2026

	2001/02	2002/03	2003/04	2004/05	2005/06	TOTAL	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Past Completions - Allocated Sites	200	400	447	384	513												
Past Completions - Unallocated Sites	90	131	140	171	277												
Projections - Allocated Sites								400	665	980	1375	1244	595	330	265	140	100
Projections - Unallocated Sites*								402	541	320	88	107	60	15	15	55	115
Total Past Completions	290	531	587	555	790	2753	962										
Total Projected Completions							0	802	1206	1300	1463	1351	655	345	280	195	215
Cumulative Completions	290	821	1408	1963	2753	190.5	962	1764	2970	4270	5733	7084	7739	8084	8364	8559	8774
PLAN - Strategic Allocation (annualised)	512.5	512.5	512.5	512.5	512.5	2562.5	575	575	575	575	575	575	575	575	575	575	575
MONITOR - No. dwellings above or below cumulative allocation	-222.5	-204	-129.5	-87	190.5		387	614	1245	1970	2858	3634	3714	3484	3189	2809	2449
MANAGE - Annual requirement taking account of past/projected completions	512.5	568.125	580.5	577.25	599.5	-190.5	575	554.632	540.889	501.765	451.875	384.467	315.429	289.308	284.667	285.09	294.1

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL
170	100	100	100						6564
160	160	160	160	160	160	160	140	140	3118
330	260	260	260	160	160	160	140	140	10644
9104	9364	9624	9884	10044	10204	10364	10504	10644	-856
575	575	575	575	575	575	575	575	575	11500
2204	1889	1574	1259	844	429	14	-421	-856	39
302.89	299.5	305.14	312.67	323.2	364	432	568	996	856

NB: This trajectory does not include additional 650 dwellings granted on appeal at Kingsway 04.09.07(allocation) nor 90 additional on Bristol Road (current application)(allocation); 400 proposed on railway triangle north (windfall), nor 300 additional on St. Oswald's Park (windfall).

Gloucester City Housing Trajectory 2007 - 2026



English

If you have problems understanding this in English please contact
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Urdu

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Gujarati

તમોને જો આ ઇંગ્લીશમાં સમજવામાં તકલીફ પડતી હોય તો મહેરબાની
કરીને નીચેની જગ્યાએ સંપર્ક સાંધશો :
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Chinese

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হারবার্ট ওয়্যারহাউস, দা ডকস
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টেলিফোন নম্বর: (০১৪৫২) ৩৯৬৯০৯



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