Central Gloucester Issues Paper

People expect town centres to be the focus for shopping, housing, leisure, offices and public transport. They should be places with the widest range of attractions that are all mixed together, that people can get to without needing a car. Large out of centre shopping malls that can only be reached by car are now firmly discouraged and retailers are expected to be flexible and try to fit their shops into existing centres, rather than build sheds with large car parks.

We need a vibrant, prosperous central area. In the past, the central area has lost out to other rival centres and out of town developments. But with government support for town centres, we have a great opportunity to attract new investment. The Local Plan can play its role by identifying sites for mixed use development.

The rise of shopping on the Internet is a new challenge for the future. It will be important to ensure that the central area is an exciting place to shop so that it doesn't lose out to the Internet.

The Council has produced 'An Urban Design Strategy for Gloucester City Centre'. It sets out a vision of what the centre could be like in twenty years time. The strategy identifies star attractions of the central area: the river and flood plain, the ancient cross streets, the Cathedral and the Via Sacra ecclesiastical buildings, the Georgian and Victorian terraces and squares, and the Docks. It proposes ways of making the most of these attractions and linking them with new developments such as the Cattle Market and the lower Docks.

What do you think?

Other Plans

The Council is preparing two other plans, the City Plan and the Corporate Development Plan:

- The City Plan will set out a general vision of the city's future over the next 10 to 20 years. This is being done in partnership with local community groups and other agencies. A draft City Plan is expected to be available for public consultation in June 2000.
- The Corporate Development Plan reflects the new agenda of the government. It has six key policy objectives: fairness, sustainable development, community safety, healthy living, learning and aspiration, and modern local government.

The Local Plan will be consistent with these other plans. They will provide a context for the land use objectives of the Local Plan.

Consultation and Participation

We will be holding exhibitions and informal meetings around the city. Come along and have a chat about what the Local Plan could mean for you. The dates and locations are set out below. All exhibitions will be attended by staff and informal meetings will be held in the evenings.

| Exhibitions | Date |
|--|--|
| Eastgate Shopping Centre Sainsbury, Barnwood Safeway, Abbeydale Asda, Bruton Way Tesco, Quedgeley Eastgate Shopping Centre Herbert Warehouse Reception | May 8th-12th (9-5.30pm) May 15th-19th (9-5.30pm) May 22nd-26th (9-5.30pm) May 30th-June 2nd (9-5.30pm) June 5th-9th (9-5.30pm) June 12th-16th (9-5.30pm) May 8th-June 16th (9-5pm) |
| Informal Meetings | Date |

| North Warehouse, The Docks | May 11th (6-8pm) |
|---|------------------|
| Matson Neighbourhood Project, Matson Lane | May 18th (6-8pm) |
| Longlevens Community Centre, Church Rd | May 25th (7-9pm) |
| Barton Community Centre, Conduit St | June 1st (6-8pm) |
| Quedgeley Community Centre, School Lane | June 8th (6-8pm) |
| Hucclecote Community Centre, Hucclecote Rd | June 13th (6-8pm |

There will also be 'topic' meetings for residents, landowners, developers and other interested parties to discuss issues in a little more depth. These will be held in the Council Offices, North Warehouse at The Docks. The dates for these are set out below with all meetings starting at 6pm and ending at 9pm.

| Topic Meetings | Venue | Date |
|---|---|---|
| Housing/Employment Central Gloucester/Shopping Travel and Accessibility Green Areas | Ctte. Room 1 Ctte. Room 1 Civic Suite Ctte. Room 1 | May 9th May 16th May 23rd June 7th |

Comments and Contacts

All comments on the Issues Papers should be made in writing to: Head of Planning Services, Gloucester City Council, Herbert Warehouse, The Docks, Gloucester, GL1 2EQ, by Friday 16th June at the latest.

You may use the comment form provided or write a letter. You can comment by e-mailing <code>localplan@gloucester.gov.uk</code> or use the talkback facility on the Council's website <code>www.gloucester.gov.uk</code>

When the consultation period has ended, all comments on land use issues will be considered by the Council in preparing the draft Local Plan. We intend to get the draft Local Plan 'on deposit' in April 2001 and this will be the next stage for public comment. For further information please call the Local Plan Team on 396831.

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Local Plan Review Central Gloucester Issues Paper



The Local Plan shows where new development should go. It identifies sites for new homes, businesses and shops. At the same time, it also protects the best parts of our city. The Local Plan is being reviewed to guide development for the next decade and we have produced several Issues Papers for you to comment on (Overall Strategy, Central Gloucester, Shopping, Housing, Employment, Green Areas, Travel and Accessibility). This is your chance to say how Gloucester should be planned over the next ten years.

The government sets the framework for local plans. New development must be sustainable: what we do today should leave our children with a better environment. So we need to protect our green spaces by building on previously developed land as far as possible. We need to put jobs, homes, and shops close together so that people do not have to make expensive trips which cause traffic congestion and pollution. And we need to revitalise central Gloucester as a place open to everyone to live, work and enjoy themselves.



Issues

C1. The Primary Shopping Area should be the city's main retail focus. Within this area shops should be protected against changes to other uses. The Primary Shopping Area will be extended to include Blackfriars after it has been completed. But should it include other areas or is it big enough already? Has the central area got enough shops, does it need more big stores or perhaps a wider variety of shops? If it needs more shops, which direction do you think the shopping area should expand into? Possibilities include Westgate Island, the Cattle Market, the bus station area, Barton Street, the Docks and the Quay.

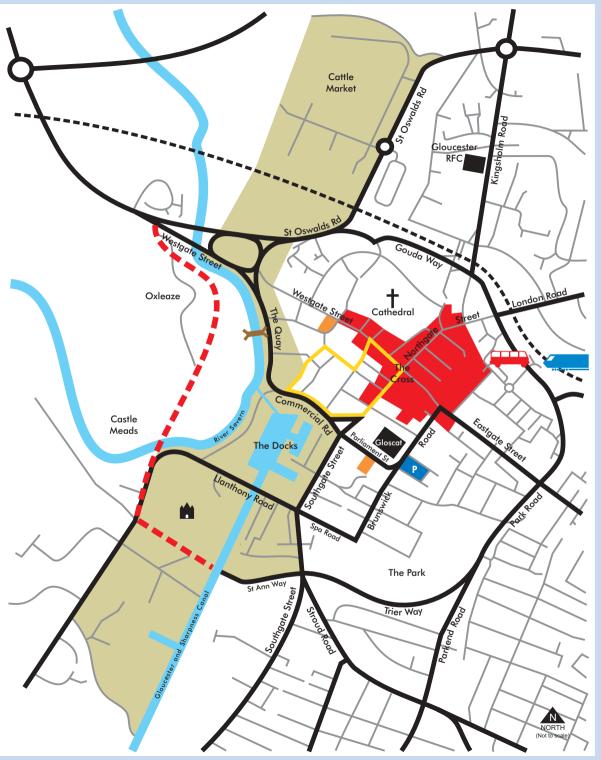
C2. Mixed use developments help to create interest and activity at different times of the day across the central area. Some parts of the central area have a bias towards certain uses. There are some areas that are mainly housing, for example near the Cathedral and around the Park, while there are many offices around the bus and railway stations. Should new mixed use developments reinforce the existing mix and character of the area? For instance, more offices near the bus and railway stations would be accessible to commuters. The waterside locations on the west side of the centre offer an attractive opportunity for high density housing and mixed use schemes, extending the existing mainly residential areas. Is this a good idea? Some uses, such as night clubs and licensed bars, may disturb people living in the central area. Is there a need to concentrate these late night uses in some areas and not others? Should more evening uses be encouraged into the central area to add vitality outside normal shopping hours? Should there be more hotels in the central area?

C.3 Few houses have been built in the central area in recent years, although there are several sites for mixed use including housing in the current Local Plan (these are shown on the plan in the Housing Issues Paper). The attractiveness of the waterside locations in the central area offers tremendous potential to create a high quality living environment close to all of the centre's amenities. With additional links over the river, there would also be easy access to the open countryside. A suggested area for significant new housing development is shown on the plan. What type of housing and environment do you think people would like to live in? Would three or more storey flats in lively mixed use areas that include shops, offices and restaurants be popular? Or would mainly housing areas with family houses and gardens be better? Should we aim to have both?

Local Plan Review

Central Gloucester

Issues Paper



Issues (continued)

C.4 Over time, fewer people are expected to commute to the central area by car, so the need for long stay car parking should reduce. Long stay car parks could slowly be changed to short stay for shoppers. Do you think this is a good idea? Should some car parks close altogether? The surface car park at St. Michael's Square, for example, could be given over to public open space, restoring an historic square. Also, private staff car parks encourage office workers to drive into the central area. Do you think that we should encourage the redevelopment of private car parks? Should we set a target for reducing the number of people commuting by car into the central area?

C5. Do you think it would be realistic to reduce residential parking in the central area so that houses and flats share parking spaces rather than each have their own? Would it be a good idea to provide residents' parking in supervised public car parks?

C6. Better walking and cycling routes are important to encourage people to use the central area without a car. Which pedestrian routes are the most important? Where do you think cycle parking should be provided? Where should new cycle routes go?

