

Gloucester City Council

Local Development Framework



Core Strategy Preferred Options Consultation Paper



January 2006



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1. INTRODUCTION

- 1.1 This draft Core Strategy document forms part of the new Local Development Framework for Gloucester (the replacement to the Local Plan).
- 1.2 The purpose of the Core Strategy is to set out the overall spatial vision, aims and objectives of the LDF and to describe the spatial strategy and core policies that will be put in place in order to ensure the vision, aims and objectives are achieved.
- 1.3 The Core Strategy is required to be in conformity with the Regional Spatial Strategy for the South West (RSS), the first draft of which was published in October 2005.
- 1.4 The Core Strategy, in conjunction with other LDF documents and the RSS, will be used to promote positive change and guide planning and other policy decisions across the City. Some of these actions will be carried by the City Council whilst others will be the responsibility of the private sector, the Gloucester Heritage Urban Regeneration Company, the health service, the education authority, public utilities, the emergency services, voluntary groups, the Gloucestershire Local Strategic Partnership and other relevant organisations and service providers.
- 1.5 This creates the need for close partnership working between the City Council and these different external organisations.

2. A PERIOD OF CHANGE AND OPPORTUNITY

- 2.1 These are exciting times for Gloucester. A Heritage Urban Regeneration Company was set up in February 2004 and work is underway on a Regeneration Framework and Delivery Strategy, which should be completed by the end of March 2006.
- 2.2 Development is continuing apace in the Docks and the former Cattlemarket site is currently being re-developed for an exciting mix of different uses. The first phases of RAF Quedgeley are being constructed and the final section of the south-west bypass is under construction and due for completion in 2007.
- 2.3 The work of the GHURC will help to further stimulate the regeneration of the Central Area and build on the success of recent development in the Docks and at the Cattlemarket. The GHURC's Regeneration Framework will be integrated into the Council's Local Development Framework through the 'Central Area Action Plan' Development Plan Document.
- 2.4 There are tremendous opportunities available, particularly in the Central Area where there are large tracts of previously developed land and buildings, which lend themselves to redevelopment. The River Severn and the Gloucester - Sharpness Canal are particularly important assets, which need to be put to more effective use than is the case at present. We also need to ensure that their corridors are effectively managed and enhanced wherever possible.
- 2.5 Gloucester is defined as a Principal Urban Area in the Regional Spatial Strategy for the South West. The City is the administrative centre of Gloucestershire and for many years has acted as a growth point, absorbing development in order to relieve pressure on more environmentally sensitive parts of the County.
- 2.6 The City has expanded rapidly in recent years with extensive house-building programmes taking place on the fringe of the City in Abbeymead and Quedgeley. This has seen the population of the City rise from 92,459 in 1981 to 109,885 in 2001.
- 2.7 This significant new housing growth has been mirrored by the development of new employment land. Purpose-built employment sites have been developed at Barnwood Fields, Olympus Park and Waterwells Business Park in the south of the City as well as Brockworth Business Park just outside Gloucester.
- 2.8 The role of Gloucester as a centre for growth is set to continue. As a 'Principal Urban Area' (PUA), Gloucester, along with Cheltenham, is expected to accommodate the majority of Gloucestershire's growth over the next twenty years.
- 2.9 The Gloucester PUA includes the continuous built up area of Gloucester City, and those parts of the parishes of Innsnorth, Longford, Churchdown, Brockworth, Hucclecote and Hardwicke that fall within the continuous built up area.

- 2.10 On a trend-based projection, the population of Gloucester is expected to grow to 119,700 by 2021 – the largest District population in the County.
- 2.11 A key challenge of the new LDF will be to accommodate the forecast levels of growth whilst successfully balancing the competing demands of different land uses and fulfilling the fundamental environmental, economic and social objectives of sustainable development. This draft Core Strategy has a key role to play in this regard.
- 2.12 The City Council has a coordinating role to play in ensuring that any development outside the City's administrative boundaries within the Gloucester PUA does not place undue pressure on the services and infrastructure of the City itself.
- 2.13 The City Council will work closely with adjoining local authorities to ensure that any new development within the Gloucester PUA is of an appropriate scale and type and takes place in the most sustainable locations.
- 2.14 This work will flow from the co-ordinated plan for the Gloucester – Cheltenham area that will form an integral part of the Regional Spatial Strategy for the South West.

3. POLICY CONTEXT

3.1 This draft Core Strategy document has not been prepared in isolation, rather it sits within an established and emerging hierarchy of national, regional and local policy. Set out below is a brief description of some of the most important policy influences, which have been taken into account in the preparation of this draft Core Strategy.

National Policy

Planning Policy Statement 1 - Delivering Sustainable Development

3.2 PPS1 sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system. The core principle of the statement is sustainable development, which is defined as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.

3.3 The Government's four aims for sustainable development are:

- Social progress which recognises the needs of everyone
- Effective protection of the environment
- The prudent use of natural resources; and
- The maintenance of high and stable levels of economic growth and employment.

3.4 The guidance goes on to state that planning should facilitate and promote sustainable development by:

- Making suitable land available for development in line with economic, social and environmental objectives
- Contributing to sustainable economic development
- Protecting and enhancing the natural and historic environment, the quality and character of the countryside and existing communities
- Ensuring high quality development through good and inclusive design and the efficient use of resources; and
- Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

3.5 Sustainable development must be treated in an integrated way within Local Development Frameworks. In particular consideration should be given to the interrelationship between social inclusion, protecting and enhancing the environment, prudent use of natural resources and economic development for example the recognition that economic development, if properly planned, can have positive social and environmental benefits.

3.6 PPS1 also emphasises the importance of achieving good design as well as the need to achieve effective community involvement.

The Communities Plan

- 3.7 The Deputy Prime Minister launched the Communities Plan (Sustainable Communities: Building for the future) on 5 February 2003. The Plan sets out a long-term programme of action for delivering sustainable communities in both urban and rural areas.
- 3.8 'Sustainable' communities are characterised by factors such as a strong local economy, effective engagement of local people, a safe and healthy environment, good public transport, a well integrated mix of decent homes, good quality local public services, diverse local culture and a sense of place.
- 3.9 Key elements of the Communities Plan include the need to address housing shortages, protecting the countryside, the provision of more 'decent' homes, addressing low demand and abandonment and the importance of improving the local environment of all communities (referred to as 'liveability').

Securing the Future – UK Sustainable Development Strategy (2005)

- 3.10 'Securing the Future' is the updated Sustainable Development Strategy for the UK and replaces the previous 1999 Strategy 'A Better Quality of Life' discussed above. It seeks to take into account developments that have taken place since 1999. A full copy of the document can be viewed online at: www.sustainable-development.gov.uk
- 3.11 The strategy sets out 5 key guiding principles:
- Living Within Environmental Limits
 - Ensuring a Strong, Healthy and Just Society
 - Achieving a Sustainable Economy
 - Promoting Good Governance
 - Using Sound Science Responsibly
- 3.12 The intention is that these five principles form the underlying basis for all policy making in the UK.

Regional Policy

'Just Connect: An Integrated Regional Strategy for the South West' (IRS) (2004)

- 3.13 Launched in 2004 the IRS provides a common set of objectives and outcomes for the region. Key aims of the document include:
- To harness the benefits of population growth and manage the implications of population change
 - To enhance our distinctive environments and the quality and diversity of our cultural life
 - To enhance our economic prosperity and quality of employment opportunity

- To address deprivation and disadvantage to reduce significant intra-regional inequalities
- To make sure that people are treated fairly and can participate fully in society

Regional Spatial Strategy for the South West (RSS)

- 3.14 In October 2005, the South West Regional Assembly published its first draft Regional Spatial Strategy for the South West. The RSS is the long-term development strategy for the South West covering the period up to 2026. The RSS is a key delivery mechanism for the 'Just Connect' strategy referred to above.
- 3.15 The RSS sits alongside the South West Regional Economic Strategy, the Regional Housing Strategy, the Regional Environmental Strategy and the Regional Cultural Strategy.
- 3.16 This Core Strategy document has been prepared in line with the first draft RSS and will be refined as appropriate upon submission of the final draft RSS in March 2006.
- 3.17 Importantly, under the new Planning and Compulsory Purchase Act 2004, the RSS forms part of the statutory development plan for Gloucester. In other words it's policies and objectives will be used to determine planning applications in Gloucester alongside the LDF.
- 3.18 Particularly important are the levels of housing and economic growth established through the RSS process. These are discussed in more detail in the Core Policies section of this document.

'A Sustainable Future for the South West' - The Regional Sustainable Development Framework for the South West of England (RSDF)

- 3.19 One of the recommendations of the Government's 1999 UK Strategy for Sustainable Development was that each region should have in place a high level 'framework' in order to guide sustainable development in that particular part of the UK.
- 3.20 In line with this advice, 'A Sustainable Future for the South West' was duly published in March 2001.
- 3.21 To summarise, the RSDF sets out 15 key principles and 15 key themes.
- 3.22 Some of the issues of particular relevance to Gloucester include:
- Economy/Economic Development
 - Business and Work
 - Meeting Basic and Local Needs
 - Learning and Skills
 - Improving access
 - Reducing inequality

- Health and Well-Being
- Limiting pollution
- Resources/Natural Resources and Waste
- Biodiversity and Landscapes
- Reducing waste
- Increasing safety
- Leisure
- Climate Change
- Development and Planning
- Transport
- Culture and Heritage
- Tourism

Local Policy

3.23 At the local level, there are a number of policy documents, which this Core Strategy seeks to take into account.

Community Strategy - Our Gloucester Our Future

3.24 'Our Gloucester Our Future' is the Community Strategy for Gloucester. The Community Strategy has been prepared by the Gloucester Local Strategic Partnership, which is a partnership formed in 2001, involving the Police, the Health Service, the Regional Development Agency, business and local voluntary and community organisations.

3.25 The Community Strategy has six ambitions. These are:

- A strong, vibrant and sustainable City
- An inclusive City
- A Healthy, Active City
- Opportunities to Live, Learn and Play
- A safe, clean and pleasant City
- Working together

3.26 Under each of these ambitions, the strategy establishes a number of targets some of which, such as the provision of additional affordable housing, will be achieved in part through this Core Strategy and other elements of the LDF.

3.27 We will work closely with the Gloucester Partnership to ensure that the land-use aspects of the Community Strategy are implemented as fully as possible.

Gloucestershire Structure Plan

- 3.28 The Gloucestershire Structure Plan Second Review was adopted in 1999. The plan covers the period to 2011 and establishes the strategic pattern of development across Gloucestershire as a whole. Regard has been had to the plan and its replacement, the Third Alteration in the preparation of this draft Core Strategy document.
- 3.29 The Structure Plan will be replaced by the Regional Spatial Strategy for the South West.

Gloucestershire Local Transport Plan

- 3.30 The Local Transport Plan (LTP) sets out the transport strategies Gloucestershire County Council will seek to implement from 2001/2002 to 2005-2006. The LTP replaces the previous TPP (Transport Policies and Programme) and considers a much wider range of issues including social exclusion, air pollution and new financial measures relating to road users.
- 3.31 Objectives of the plan include controlling the growth of traffic, encouraging the use of non-car modes, improving transport safety and making the best use of the transport network to assist economic development. The LTP includes 26 targets and indicators.
- 3.32 Regard has been had to the LTP in the preparation of this draft Core Strategy. The submission version of this Core Strategy will seek to take into account the replacement Local Transport Plan which is due to be submitted in March 2006.

Gloucester City Council Corporate Strategy - Blueprint for Change

- 3.33 This Core Strategy has also been prepared having regard to the Council's Corporate Strategy for 2005 - 2008 '*Blueprint for Change*', particularly the strategy's priority of regeneration.
- 3.34 The five key aims of the Corporate Strategy are:
- A Safe and Clean City
 - A Prosperous Modern City, Protecting its Heritage
 - A City for Leisure and Culture
 - A City with Good Housing and Health
 - An Effective and Well-Run City Council

- 3.35 There are direct linkages between this Core Strategy and the first four of these corporate objectives.

Sources of Further Information

- 3.36 A schedule of the national, regional and local policy documents referred to above is attached at Appendix 2 including information on where copies of the documents can be viewed.

4. KEY ISSUES

- 4.1 Baseline research undertaken on the LDF to date allows us to draw out a number of key issues facing Gloucester. These are described below. The key issues we have identified are extremely important because they have directly informed the strategic objectives, spatial strategy and core policies set out in the rest of the Core Strategy.

Future Growth

- 4.2 Gloucester along with Cheltenham is defined as a Principal Urban Area or PUA. These two settlements are the focus for growth in the County under the draft Regional Spatial Strategy for the South West (October 2005). The Gloucester PUA is defined as the continuous built up area of Gloucester City, and those parts of the parishes of Innsworth, Longford, Churchdown, Brockworth, Hucclecote and Hardwicke that fall within the continuous built up area.
- 4.3 The draft Regional Spatial Strategy for the South West identifies draft housing figures for both Gloucester City and the wider Gloucester PUA. These suggest that in the period 2006 – 2026 between 10,400 and 11,200 dwellings will need to be accommodated in Gloucester and between 16,500 and 19,000 dwellings in the wider Gloucester Principal Urban Area. Whilst these figures will be subject to future debate, it is clear that Gloucester will experience significant housing and employment growth over the next twenty years.
- 4.4 The proposed level of growth is likely to necessitate a review the Greenbelt between Gloucester and Cheltenham, which presently restricts growth in this location.

Poverty and Deprivation

- 4.5 The terms poverty and deprivation are closely related. Measures of poverty tend to focus on the level of financial resources available to a household, such as income, whilst deprivation tends to focus on the standard of living which an individual can obtain with those resources, for example diet, clothing, household facilities and fuel.
- 4.6 The Government has established an Index of Multiple Deprivation based on health and disability, employment, income, education skills and training, living environment and barriers to housing and services.
- 4.7 Gloucester is significantly more deprived than any other district in the County. Barton & Tredworth, Eastgate and Coney Hill are among the 10% most deprived wards nationally in terms of homelessness and unsatisfactory accommodation. In terms of employment deprivation (including sickness and disability), Gloucester is in the worst 50% of districts nationally with three wards, Westgate, Matson and Barton falling within the worst 12% of wards nationally. Westgate is the most deprived ward in Gloucestershire in overall terms.

- 4.8 A Neighbourhood Management Pathfinder Scheme called 'Community Counts' has been set up to work specifically in the Barton, Tredworth and White City areas of Gloucester. The purpose of Neighbourhood Management is to influence the way public services are designed, developed and implemented, so that they will be most effective in meeting residents' needs.
- 4.9 The City Council will seek to work in partnership with Community Counts in order to help deliver the objectives and priorities of the pathfinder scheme through the LDF and other strategic policies and programmes.

Affordable Housing

- 4.10 Affordable housing is housing for people who cannot afford to buy or rent appropriate housing for their needs in the open market. A recent Housing Needs Survey carried out by 'Outside Research' on behalf of the City Council, identified an acute need for affordable housing in Gloucester with approximately 1,234 affordable dwellings being needed each year in order to clear the existing backlog of housing need and to meet those in future housing need.
- 4.11 The number of Council properties is diminishing each year and there are currently over four thousand people on the waiting list for social housing in the City, with estimated waiting times of up to ten years for family homes.
- 4.12 Although house prices are lower than the County average in Gloucester, average incomes are also low and this coupled with higher than average annual house price increases, has caused problems for first-time buyers in particular, creating pressure on the rented sector and on social housing.

Economy and Unemployment

- 4.13 As one of the principal urban areas within the south West Region, Gloucester is a major employment centre. The annual business enquiry (ABI) 2002 estimates that there are 3700 businesses in Gloucester employing a total of 60,700 people.
- 4.14 The majority of business units are small employers with almost 60% of businesses in Gloucester employing 1-4 employees in 2002. There has however been a decline in the number of VAT registered businesses in the City, from 2,815 in 1997 to 2,500 in 2004.
- 4.15 In line with national trends, there has been a decline in manufacturing in Gloucester and a rise in the service sector. The City Council will, through the LDF need to ensure in line with the RSS, that the right type of employment land is provided in order to meet current and also future economic needs as these evolve over time.
- 4.16 Gloucester's total workplace population is about 58,900, with 35,100 people living and working within the City, 19,300 commuting from another part of the County and 4,500 commuting from outside the County. The main strategic employment site in the City is at Waterwells Business Park in the south. This is a very successful development, which continues to be built out and occupied apace.

- 4.17 In terms of the overall provision of employment land, the adopted Gloucestershire Structure Plan (1999) indicates that in Gloucester, about 95 hectares of employment land should be provided in the period to 2011. Compared to this requirement, the latest Employment Land Availability Study (April 2005) shows that there is a shortage of about 30 hectares in Gloucester.
- 4.18 More recently, there has been a move away from a qualitative employment land requirement towards a more quantitative approach based on the quality and type of employment land provided and the extent to which it meets the needs of the changing commercial market.
- 4.19 In overall terms, the rate of unemployment in Gloucester in August 2005 was 1.9%. This is higher than any other authority in Gloucestershire. The County average in August 2005 was 1.6%.
- 4.20 Figures compiled by the Gloucestershire Labour Market Information Unit (GLMIU) show that there are stark contrasts between different wards. The wards with the highest rates of unemployment at October 2005 are Westgate (8.3%), Matson (5.6%), and Barton (5.4%).
- 4.21 There are also marked differences between different sectors of the population with the unemployment rate being approximately double among Gloucester's black and minority ethnic communities.

Poor Health

- 4.22 The health of Gloucester residents is slightly poorer than the local average with 8.6% of people considering themselves to be in poor general health, compared to 7.6% for the County and 9.2% for England and Wales. 16.9% of people in Gloucester have a long-term limiting illness, compared to 16.1% for Gloucestershire as a whole.
- 4.23 In 2003, the number of people suffering from circulatory diseases (e.g. heart problems) in Gloucester was higher than in the County and England and Wales as a whole, with 113.27, 88.52, and 106.30 cases per 100,000 respectively.

Higher than Average Rates of Crime

- 4.24 Crime rates in Gloucester are higher than County and national averages. The most prevalent crime type in the Gloucester area is theft and handling, which accounts for 23% of all the district's offences. Shoplifting makes up a significant proportion of this and accounts for over 8% of overall crime. Theft of cycles is also an issue with two cycles a day being stolen in the Gloucester area, a figure, that given the city's population, is higher than average amongst similar districts.
- 4.25 Another common type of crime is burglary. Burglary accounts for 14% of Gloucester's crime. During 2003/2004 the number of burglaries in Gloucester was 21.84 per 1,000 population. This rate is substantially higher than those for the County and England and Wales, which were 16.00 and 15.60 respectively.

- 4.26 The number of vehicle crimes and violent offences in Gloucester is also significantly higher than the county and national averages. Vehicle crime includes both thefts of vehicles, and thefts from vehicles. Break-ins to cars are the most common type of crime in the Gloucester area.
- 4.27 The Gloucester Crime Reduction Strategy 2005-2008 has been put in place by the Crime and Disorder Reduction Partnership in order to help reduce the incidence of crime in the City. We will work in partnership with the Crime and Disorder Reduction Partnership in order to help implement the land use aspects of their Crime Reduction Strategy.

Poor Educational Achievement

- 4.28 Gloucester pupils perform more poorly at all key stages than the national averages except for KS4 (GCSE). Gloucester also has lower than average numbers of people with a degree or other higher qualifications, and higher than average people with no, or few qualifications.
- 4.29 The number of people with a Level 4 Qualification (first or higher degree, NVQ levels 4 and 5, HNC and HND) in the City is 14.9%, compared with 21.1% for Gloucestershire, and 19.8% for England and Wales.
- 4.30 Six of Gloucester's wards are among the ten most deprived wards in the county in terms of education. The most deprived ward in terms of education in Gloucestershire is Barton, ranked 180th (nationally) out of 8414 wards.

Traffic Congestion

- 4.31 Car ownership in Gloucester is lower than the County average. Gloucester has the highest percentage of households with no car and the lowest percentage of households with two or more cars. Despite this, parts of the City suffer from severe traffic congestion, particularly at peak times in the mornings and evenings. This is due mainly to the large number of trips made into the City from other areas. Between 16,000 and 17,000 trips are made by car into Gloucester from elsewhere each day, whilst a further 20,000 car trips are made within Gloucester each day.
- 4.32 Although car ownership in Gloucester is relatively low, residents of Gloucester tend to rely on their cars to get around. Examination of live-work data shows that about 55% of people use their car to travel to work compared to 17% who walk, 9% who use public transport and 8% who cycle.
- 4.33 A large proportion of Gloucester roads are running at a network speed of at or below 15mph. The M5 motorway runs adjacent to the eastern administrative boundary of the City and is often used by people making short distance north south journeys in order to avoid congestion in the City (known as 'junction-hopping').

- 4.34 An individualised marketing programme known as 'TravelSmart' led by a consortium of local and national agencies has been implemented in the City to promote walking, cycling, car sharing, and public transport and there have been many successes. Figures show that, through the programme, walking trips amongst residents have increased by 12%, cycling by 35% and public transport by 18%. There has been a 9% reduction in car trips across Quedgeley. It is important that we build on these successes and achieve further reductions in car use.

Lack of Public Open Space

- 4.35 The Council's Public Open Space Strategy published in 2001 demonstrated that Gloucester is deficient in terms of the amount of public open space available. The level of provision in 2001 was 2.19 hectares per 1,000 population compared to the National Playing Fields Association recommended standard of 2.4 hectares per 1,000 people. This creates important issues in terms of health and well-being by restricting the ability of people to engage in healthy activities. In the current climate of high-density residential development with little or no private garden space, the provision of public open space is becoming increasingly important.
- 4.36 There are particular deficiencies in terms of public open space provision in certain areas of the City including Quedgeley and the inner area of Barton.

Limited Evening Economy

- 4.37 Although Gloucester receives 2.4 million day visits each year, it only receives 914,000 overnight stays. After 6pm, activity in the City Centre is sparse and tends to be dominated by drinking among younger age groups. There is an acknowledged need to diversify and improve the offer of Gloucester's evening economy in order to attract more visitors and increase the number of people staying overnight. This is recognised in the Council's Draft Evening and Night Time Economy Strategy (2005).

Built and Natural Environment

- 4.38 In terms of the natural environment, Gloucester has two Sites of Special Scientific Interest (SSSIs) six key wildlife sites and 28 other sites of nature conservation interest. 27% of the City is designated as Landscape Conservation Area and much of the western part of the City falls within the floodplain of the River Severn. There is also a defined Prime Biodiversity Area (PBA) comprising the area of un-built land to the west of the Gloucester - Sharpness Canal (including Hempsted Landfill) and Alney Island.
- 4.39 There is one area of Ancient Woodland at Matson Wood. There are also important nature corridors along disused railway lines, and smaller rivers and brooks.

- 4.40 The built environment of Gloucester is equally important. 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 11 designated Conservation Areas.
- 4.41 Generally air quality in Gloucester is good although there are one or two problem areas. Air Quality Management Areas have been declared at Priory Road and Barton Street due to excessive concentrations of nitrogen dioxide arising from traffic pollution in these areas. The City Council in conjunction with the County Council is in the process of preparing an Air Quality Action Plan.
- 4.42 In 2003/2004, the amount of household waste and composting in Gloucester amounted to 9.72% of all household waste in the City. This was substantially lower than the rate for both the County and the national averages, which were 20.87% and 22.49% respectively.
- 4.43 The City Council will seek to work in partnership with the County Council in order to ensure that the objectives of the County Council's Waste Management Core Strategy Development Plan Document and Waste Minimization Supplementary Planning Document are met as fully as possible.

Climate Change and Flood Risk

- 4.44 There is now a wide-ranging scientific consensus that the climate is changing and that these changes are due to human activity, principally the burning of fossil fuels thus liberating Carbon Dioxide into the atmosphere.
- 4.45 To help curb these emissions the UK Government has signed the Kyoto protocol requiring a reduction of greenhouse gas emissions to 12.5% below 1990 levels by 2012. The Government has stated its intention to exceed this target and has set its own goal of 20% reduction by 2010 with a further long-term aspiration of a 60% reduction by 2020.
- 4.46 The Government has made it clear that the planning process has an important role to play in the realisation of these targets.
- 4.47 Climate change will impact upon all our lives and although predictions vary, the current consensus is that winters will be stormier and wetter with summers being hotter.
- 4.48 The impact of these changes will be far reaching but will include increased flooding, greater storm damage, crop failure and increased wildlife decline.
- 4.49 Even if Carbon dioxide and other greenhouse gas emissions were to cease tomorrow, predicted changes would still be significant due to the long lag time associated with climate change– we need therefore to reduce emissions, but also plan and adapt for a more unpredictable climate.

Summary

4.50 The key issues facing Gloucester can be summarized as follows:

1. Gloucester is defined as a Principal Urban Area (PUA) and together with Cheltenham, is expected to accommodate the majority of the County's housing and employment growth in the period to 2026
2. Partnership working will be required between Gloucester City Council and those adjoining local authorities whose settlements form part of the wider Gloucester PUA in order to identify the most sustainable locations for future growth and to avoid the coalescence of settlements
3. Development of the City itself is constrained by its tight administrative boundary, areas of defined landscape conservation importance and the extent of the River Severn Floodplain
4. Parts of the City suffer from higher than average levels of poverty and deprivation, particularly Westgate Ward and Barton and Tredworth
5. Gloucester has an overall shortage of employment land compared to the adopted Structure Plan target of 95 hectares to be provided in the period to 2011 although more recently there has been a move towards qualitative need rather than quantitative
6. Unemployment in Gloucester is higher than the County average and is pronounced in certain wards. It is also higher on average among black and ethnic minorities.
7. Gloucester has a higher than average crime rate
8. Statistics show that the health of Gloucester residents is slightly poorer than the County average. This creates a need to improve people's ability to engage in healthy activities and to access health facilities
9. Gloucester has an overall shortage of public open space compared to the nationally recommended level or provision. Certain parts of the City such as Quedgeley are particularly deficient in terms of public open space
10. Although car ownership in Gloucester is lower than average, high levels of in-commuting and frequent use by those that do own a car, particularly for journeys to work, leads to severe traffic congestion in certain areas particularly at peak times.
11. There is a need to encourage more walking and cycling and greater use of public transport in order to reduce congestion and limit contributions to climate change. This in turn creates a need to improve walking and cycling facilities and public transport in terms of the standard of vehicles used, reliability and frequency of service.

12. Educational achievement in the City (apart from at GSCE level) is lower than average
13. Gloucester is an important tourist destination but most visitors are day visitors only and do not stay overnight
14. Gloucester has a limited evening economy (i.e. activity taking place in the City Centre after 6pm)
15. Recent housing needs data shows that there is an acute need for more affordable housing in Gloucester in order to clear the backlog of existing need and to meet those in future housing need
16. Gloucester has a valuable natural environment and built heritage, which should be preserved and wherever possible, positively enhanced.
17. Air Quality is generally good although there are several problem areas where concerted efforts to improve the situation need to be made
18. The City has low rates of recycling compared to County and national averages
19. Climate change and flood risk

5. **STRATEGIC OBJECTIVES**

- 5.1 Set out below are a number of Strategic Objectives, which have been drawn up taking into account the key issues that have been identified. These objectives will be implemented through the Council's Vision, Spatial Strategy and Core Policies set out in Sections 6.0, 7.0 and 8.0 respectively. Note: the strategic objectives are not set out in order of priority.

Strategic Objective 1

To ensure that enough land is made available in order to meet the housing and economic needs of the City in the period to 2026 as defined by the Regional Spatial Strategy for the South West.

- 5.2 As set out previously, Gloucester along with Cheltenham, is defined as a Principal Urban Area. Whilst the exact breakdown of housing numbers and thus the final distribution of housing, will be subject to further debate, it is clear that Gloucester will have to accommodate significant growth both within the City's administrative boundaries and in the adjoining areas.
- 5.3 We will, therefore, through the LDF ensure that sufficient amounts of land are made available in order to meet forecast housing and economic requirements.

Strategic Objective 2

To work in partnership with adjoining local authorities whose settlements form part of the wider Gloucester PUA in order to identify the most sustainable locations for future growth and to avoid the coalescence of settlements.

- 5.4 In seeking to meet the requirements of the Regional Spatial Strategy in relation to the wider Gloucester PUA, we will work closely with adjoining authorities in order to establish the most sustainable locations for future growth. The extent and timing of this growth will depend on the final distribution of housing set out in the adopted RSS.

Strategic Objective 3

To regenerate Central Gloucester and to make more effective use of the development and environmental opportunities afforded by the Gloucester Sharpness Canal and the River Severn.

- 5.5 The regeneration of Central Gloucester presents a tremendous opportunity to meet the needs of the City whilst bringing back into effective use significant quantities of previously developed land and buildings. It also provides the opportunity to make better use of Gloucester's waterways, which are an obvious and yet, under-used asset. There is a need however to ensure that development within these areas protects and wherever possible enhances the character and appearance of the area.

Strategic Objective 4

To promote sustainable development and reduce the need for Greenfield development by making the most efficient use of previously developed land and buildings (including those that may have been contaminated by former uses) and by encouraging mixed-use development in appropriate locations.

- 5.6 In line with Government policy, we will seek to give priority to the re-use of previously developed land in preference to the development of greenfield sites. Greenfield sites will only be released for development in sustainable locations, where the Council's Annual Monitoring Report demonstrates that there are insufficient previously developed sites available to meet the required level of housing provision as defined by the Regional Spatial Strategy.

Strategic Objective 5

To reduce the consumption of natural resources through environmentally friendly construction and the use of renewable forms of energy including on-site regeneration of energy from renewable sources and the promotion of greater levels of recycling.

- 5.7 As the County's focus for growth, we know that considerable amounts of new development will take place in and around Gloucester, which will have a direct impact on the consumption of natural resources both in the short and long-term. We need to ensure that the impact of this development is minimised. This will mean encouraging environmentally friendly construction such as the re-use of recyclable building materials, energy efficient forms of construction, sustainable drainage systems and renewable forms of energy. Effective recycling will also help to reduce the level of impact.

Strategic Objective 6

To conserve, enhance and restore biodiversity, landscape character, air, soil, and water quality and to reduce the risk of flooding including the use of sustainable drainage systems.

- 5.8 Gloucester has a rich natural environment, which must be protected from inappropriate forms of development. In line with Government Policy set out in PPS9 – Biodiversity and Geological Conservation, wherever possible we will seek to enhance the quality and value of the City's natural environments.

Strategic Objective 7

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 those worst affected.

- 5.9 Gloucester falls within the northern sub-region of the south-west which is the economic focus of the region. Competition exists however from Swindon and Bristol in particular and we need to ensure through the LDF that the right conditions are in place in Gloucester to stimulate increased inward and indigenous investment in the City. This means making enough land available in the right locations as well as improving other attractions to business and investment such as high-quality public transport links. We also need to identify which sectors of the economy are growing most rapidly in order to ensure their particular needs for sites and premises are met.

Strategic Objective 8

To tackle poverty and deprivation in the worst affected areas of the City.

- 5.10 We know that several of Gloucester's wards suffer from acute levels of poverty and deprivation. One of the worst suffering areas is Westgate Ward. The LDF can help to address the root causes of deprivation and poverty in a number of ways. It can for example seek to ensure that people have access to the essential services they require such as health and education. It can also help to ensure that opportunities for employment are available in the right locations.
- 5.11 The City Council will seek to work in partnership with relevant organisations such as the Westgate Priority Action Group (PAG) in order to try tackle the root causes of poverty and deprivation in the Central Area.

Strategic Objective 9

To reduce crime and fear of crime by ensuring that community safety is a fundamental principle of all new development.

- 5.12 We know that Gloucester has a higher than average crime rate for a number of different types of crime including burglary and theft from vehicles. We also know that the perception, or fear of crime in Gloucester is higher than average. We therefore need to ensure that opportunities for crime are reduced. This means ensuring that the fundamental principles of community safety such as good lighting and overlooking are incorporated into all development proposals.

Strategic Objective 10

To improve the health of Gloucester residents by improving access to informal and formal green spaces, encouraging participation in healthy activities and through improved access to health care provision.

- 5.13 The health of Gloucester residents is poorer than average. Particular problems exist in terms of long-term debilitating illnesses and circulatory diseases. By improving the ability of residents to access sport and leisure facilities such as public open space, we can help to increase participation in passive and more active forms of recreation, which will in turn help to positively influence health. Furthermore, ensuring good access to health care provision means that where health problems persist, people are able to access help on a regular, convenient basis. The City Council will seek to work in partnership with the West Gloucestershire Primary Care Trust.

Strategic Objective 11

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 through the close correlation of homes, jobs and services.

- 5.14 As outlined earlier, although car ownership in Gloucester is lower than average, high-levels of in-commuting and a reliance on the use of the car by those residents that do have access to one, create problems in terms of traffic congestion particularly at peak times. The Bristol Road for example is a particular hotspot in the morning and evening peak.
- 5.15 We can help to reduce traffic congestion by encouraging people to use alternative modes of transport. This means ensuring good quality public transport for those commuting into and living in Gloucester as well as quality walking and cycling facilities for those living within the City in particular. We can also ensure that new development is accessible by a choice of modes of transport other than the car.

Strategic Objective 12

To develop a vibrant 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.

- 5.16 We know from the key issues outlined earlier that the evening economy of Gloucester is limited with very little activity taking place in the City Centre after 6pm particularly during mid-week. The steadily increasing number of residents within the City Centre for example as a result of recent residential development in the Docks, will help to support the development of a more diverse range of evening activities in the centre. Greater activity in the evening can also help to reduce incidences of crime as well as the fear of crime because there tend to be more people around which often acts as a deterrent.
- 5.17 We also know that the tourist industry is very important to Gloucester and that it receives a large number of visitors each year. Unfortunately the number of visitors who stay overnight is relatively small and the development of a more vibrant and diverse evening economy will help to increase the number of overnight visitors. This will include the provision of new tourist accommodation in appropriate locations.

Strategic Objective 13

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

- 5.18 It is important to recognise that people's need for different types of housing and tenure varies considerably. Whilst greater numbers of single person households are increasing the demand for, and provision of, smaller dwellings such as 1 or 2 bed flats and houses, there is still a demand for accommodation that is more suited to families such as 3 and 4 bed housing or even larger. Similarly, increasing numbers of elderly people are also likely to influence the demand for certain types of accommodation such as sheltered housing.
- 5.19 Therefore whilst there are opportunities for the promotion of high-density residential schemes within the Central Area, it will be important to ensure that a suitable mix of dwelling types is secured in the interests of creating sustainable communities.
- 5.20 The same principle applies to the cost of new housing. Not everyone is able to meet their housing need on the open market and it is essential that sufficient amounts of the right type of affordable housing are brought forward to meet the level of need identified in Gloucester by Outside Research in their recent Housing Needs Survey.

Strategic Objective 14

To ensure that all new development achieves a high standard of design, which reflects the local context and takes advantage of any opportunities to improve the character and quality of an area.

- 5.21 Government policy set out in PPS1 - Delivering Sustainable Development, emphasises that good design is indivisible from good planning and should be the aim of all those involved in the development process.
- 5.23 In Gloucester, there are a number of examples of poorly designed buildings, which have had a detrimental impact on the character and appearance of the City. We need to ensure that the design mistakes of the past are not allowed to happen again. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions will not be accepted.

Strategic Objective 15

To improve educational attainment by ensuring that all residents have good access to learning establishments.

- 5.24 We know from the key issues outlined earlier that apart from GCSE level, Gloucester pupils perform more poorly at all key stages than the national averages. Gloucester also has lower than average numbers of people with a degree or other higher qualifications, and higher than average people with no, or few qualifications.
- 5.25 Educational achievement is linked to a range of factors that are outside the control of the Core Strategy and the LDF as a whole. We can however seek to have a positive influence in a number of ways. We can for example seek to protect educational facilities from re-development to other uses unless they are genuinely surplus to requirements.
- 5.26 We can also ensure that where new development is likely to place pressure on an existing school or schools that appropriate contributions are made towards increasing the capacity of the school to cope with additional pupils.

Strategic Objective 16

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.

- 5.27 In line with Government Policy set out in PPS6 - Planning for Town Centres, we need to plan positively for the growth of Gloucester City Centre. In order to retain or enhance its sub-regional status, Gloucester has to compete more effectively with rival destinations such as Cheltenham, Worcester and Cribbs Causeway near Bristol. This means identifying suitable sites for new development and resisting development in locations that might cause harm to the vitality and viability of the City Centre.
- 5.28 To reduce the need to travel by car and to meet the needs of those who may not have access to a car, we also need to ensure that outside the City Centre, across the rest of the City, we have in place a balanced network of local and district centres providing for shopping and other needs.

Strategic Objective 17

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.

- 5.29 Gloucester is an important historic, Roman City with a rich legacy of important buildings and historic street patterns. This is reflected in the establishment of the Gloucester Heritage Urban Regeneration Company, the only URC in the Country to have the word 'heritage' in its name.
- 5.30 We will ensure that the historic environment of Gloucester is protected and wherever possible, enhanced through new development, whilst encouraging vacant and derelict land and buildings to be brought back into much more effective and modern uses.

Strategic Objective 18

To ensure that development minimizes its impact on climate through; siting, orientation, good design and on-site energy generation and that new development is fit for purpose in an era of climate instability.

- 5.31 We all need to do our bit to reduce greenhouse gas emissions. Buildings and processes within them contribute to more than two thirds of the of the total of Carbon dioxide emissions in the UK – if you add transport between buildings then it is not difficult to see that development can have a significant impact on climate change targets. Buildings can be designed to waste less energy, they can generate energy themselves and they can be located such that transport by private car is minimized.
- 5.32 Development can also take account of a changing climate – it can be built well above current flood levels to take account of sea level change and wetter winters. It can be directed to sites that would not inhibit predicted northerly migration of species and it can be designed to be more comfortable in warmer summer temperatures.

Strategic Objective 19

To encourage the creation of sustainable and inclusive communities

- 5.33 The Government places considerable importance on the development of 'sustainable communities'. Sustainable communities are those which are active, inclusive and safe, well run, environmentally sensitive, well-designed and built, well connected with good transport services linking people to jobs, schools, health and other services, thriving, well-served and fair for everyone.
- 5.34 Gloucester has a diverse population with the highest percentage of black and ethnic minority groups in Gloucestershire. The promotion of vibrant, safe and integrated communities is therefore a key objective.

6. THE VISION

6.1 Our draft vision for Gloucester is as follows:

'To create a fair, just and thriving community in Gloucester where no-one is disadvantaged and where economic, social and environmental well-being is promoted through careful management of new development and capitalising on the unique character and traditional urban form of this historic city'.

6.2 This vision is based on a combination of the vision of the Gloucester Community Strategy 'Our Gloucester, Our Future' and the vision set out in the Second Deposit Draft Local Plan (2002).

6.3 We have chosen this vision because we have received good support for it to date and also because it places equal emphasis on social, economic and environmental objectives whilst having regard to the City's heritage. The emphasis on heritage is considered to be an important objective in line with the establishment of the Gloucester Heritage Urban Regeneration Company.

6.4 We also consider it important to integrate the LDF process as fully as possible with the Gloucester Community Strategy. The incorporation of the Community Strategy vision into the Core Strategy vision is considered important in this regard.

6.5 The City Council will work in partnership with the Local Strategic Partnership in order to help deliver the aims and objectives of the Community Strategy through the Local Development Framework.

7. **SPATIAL STRATEGY**

7.1 Having regard to the key issues, objectives and spatial vision, our 'Spatial Strategy' seeks to maximize Gloucester's opportunities and build on its strengths in order to deliver a sustainable and ongoing urban renaissance.

7.2 The proposed strategy is as follows:

- Focusing the majority of new development into the Central Area of Gloucester whilst allowing for more modest growth in sustainable locations outside the Central Area
- Ensuring that enough housing and employment land is made available in order to meet forecast needs as defined by the RSS
- Ensuring the provision of an appropriate mix of housing types and tenures in order to promote the establishment of sustainable communities
- Close partnership working with adjoining local authorities in order to meet the future development needs of the Gloucester Principal Urban Area (PUA) and identify the most suitable and sustainable locations for future growth
- Upgrading and enhancing the local and strategic transport network including the completion of the inner relief road and SW Bypass in order to facilitate the development of the Central Area, increase opportunities for public transport and to enable RAF Quedgeley to be developed as planned
- The successful completion of the RAF Quedgeley mixed-use development and the continued expansion of Waterwells Business Park as Gloucester's prime strategic location for employment uses
- Ensuring the provision of appropriate quantities and types of employment land to meet the economic needs of the City and those most in need of employment
- Realising the full development potential of previously developed land and buildings by making the most efficient use of land in order to safeguard Greenfield land
- Permitting residential development in appropriate locations outside the Central Area giving priority to the development of previously developed land in preference to Greenfield sites in less sustainable locations
- Making better use of the waterside development and environmental opportunities afforded by the Gloucester - Sharpness Canal and River Severn

- Encouraging the most efficient use to be made of land and buildings including the development of high-density residential schemes in appropriate locations particularly along major transport routes and in the City Centre (note: the extent of the City Centre will be defined through the Central Area Action Plan Development Plan Document)
- Ensuring that all new development is well-designed, respecting and wherever possible, enhancing local character and distinctiveness.
- Reducing the need to travel by private car by ensuring alternatives such as walking, cycling and public transport are realistic options in order to reduce contributions to poor air quality and climate change
- Securing a good, balanced mix of uses in the Central Area including housing, employment, leisure, retail and community facilities
- Encouraging compatible mixed-use developments in appropriate locations in order to reduce the need to travel by providing the opportunity for linked trips and in order to increase social interaction and vitality
- Ensuring that community safety is a fundamental principle of all new development
- Strengthening the City Centre by encouraging new retail development in appropriate locations and resisting out of centre proposals that would harm the vitality and viability of the City Centre
- Supporting commercial leisure proposals in appropriate locations in the City Centre where they will contribute to the development of a vibrant, diverse and safe evening economy and reduce the need to travel by car
- Creating and protecting a balanced network of district and local centres that provide a range of shops and services for local people including the creation of new centres in appropriate locations (e.g. areas not currently well-served by an existing centre)
- To ensure that new development is supported by good quality public transport, walking and cycling links to the City Centre and local services
- To conserve and wherever possible, enhance and restore biodiversity and to protect the most environmentally sensitive parts of the City such as the River Severn Floodplain and areas of landscape/nature conservation importance from inappropriate development
- Reducing the consumption of natural resources through the promotion of environmentally friendly construction and the use of renewable forms of energy including on-site regeneration of energy from renewable sources

- The safeguarding of Gloucester’s important built heritage through the protection and enhancement of its Listed Buildings, Conservation Areas and Sites of Archaeological Importance
- Increasing the ability of Gloucester residents to engage in healthy activities by providing new public open space and protecting and wherever possible enhancing the quality of existing open space
- Resisting the loss of existing community facilities and providing for new community facilities where these are needed including health care and education provision
- To ensure that new development minimizes its impact on climate change and to ensure that buildings themselves are capable of adapting to predicted climate extremes

7.3 Individual new developments may not contribute to all of these objectives. However, if more sustainable development is to be achieved, it is important that environmental, social and economic issues are always taken into account when new development is proposed, and that we seek to achieve positive benefits in all these areas wherever this is possible.

7.4 The strategy is considered to be entirely consistent with the draft Regional Spatial Strategy for the South West, which emphasises in broad terms that the focus for development should be the re-use of brownfield sites in Central Gloucester.

7.5 The strategy will be implemented through a combination of the Core Policies set out in this draft Core Strategy and other relevant policies and proposals contained in the rest of the Local Development Framework.

8. CORE POLICIES

- 8.1 Set out below are a number of Core Policies. These have been drawn up having regard to the key issues, strategic objectives, vision and spatial strategy outlined above.
- 8.2 The Core Policies will be used to determine planning decisions in conjunction with other policies set out in the rest of the Local Development Framework.

SUSTAINABLE DEVELOPMENT

- 8.3 Sustainable development is about ensuring a better quality of life for everyone, now and for future generations. It is the core principle underpinning planning and this is reflected in Government Policy through Planning Policy Statement 1 – Delivering Sustainable Development.
- 8.4 Planning has a key role to play in the delivery of sustainable development and in the creation of sustainable communities.

CORE POLICY 1 – SUSTAINABLE DEVELOPMENT

The Council will expect all new development to support the key principles of sustainable development and wherever possible, maximize the economic, social and environmental contribution of the development to the quality of life in the City.

SAFEGUARDING THE SPATIAL STRATEGY

- 8.5 If the Spatial Strategy is to succeed in meeting its objectives, we need to ensure that all development is consistent with those objectives. This will mean resisting development that is not consistent with the proposed strategy.
- 8.6 We also need to ensure that new development does not affect the ability of the strategy to deliver its objectives. This means resisting development that might harm the delivery of the strategy. This approach is reflected in Core Policy 2 below.

CORE POLICY 2 – SAFEGUARDING THE SPATIAL STRATEGY

All new development will be expected to be consistent with the Spatial Strategy. Development that is contrary to the Strategy or would impact unacceptably on its implementation will not be permitted.

RE-USE OF PREVIOUSLY DEVELOPED LAND AND BUILDINGS

- 8.7 As an urban area we are fortunate in Gloucester to have a significant amount of previously developed or 'brownfield' land and buildings that are capable of being re-used for new uses, particularly in the Central Area.
- 8.8 In line with national policy, we will give priority to the re-use of brownfield land in preference to greenfield land which will only be considered for release in exceptional circumstances where it can be demonstrated that the City's development needs cannot adequately be met through the re-use of previously developed land and buildings.

CORE POLICY 3 – PRIORITY TO THE RE-USE OF PREVIOUSLY DEVELOPED LAND AND BUILDINGS

Priority will be given to the re-use of previously developed land and buildings in preference to the use of Greenfield sites.

Greenfield sites will only be released where it can be demonstrated that the City's development needs cannot adequately be met through the re-use of previously developed land and buildings.

HOUSING PROVISION

- 8.9 The Council has a duty to ensure that sufficient land is made available in order to meet the housing requirement of the Regional Spatial Strategy for the South West. The draft RSS for the South West published in October 2005 indicates that between 10,400 and 11,200 dwellings should be accommodated in Gloucester in the period 2006 - 2026 and between 16,500 and 19,000 dwellings to be provided in the wider Gloucester Principal Urban Area.
- 8.10 This equates to between 520 - 560 new homes per year in Gloucester and between 825 – 950 dwellings per year for the wider Gloucester PUA.

CORE POLICY 4 - HOUSING PROVISION

In accordance with the Regional Spatial Strategy for the South West, provision will be made for between 10,400 – 11,200 dwellings to be completed in Gloucester between Mid-2006 and Mid-2026.

The Council will seek to maintain a 5-year supply of housing land and this will be monitored annually.

There will be a presumption in favour of the re-use of previously developed land and buildings. Greenfield sites will only be released in exceptional circumstances, where it can be demonstrated that the Council is unable to meet its housing requirement through the release of previously developed land and buildings.

We will seek to achieve through new residential development, an appropriate mix of dwelling types and tenures in the interests of creating sustainable communities.

- 8.11 The Council will closely monitor through its Annual Monitoring Report (AMR) the amount of houses being built each year in line with the Government's 'Plan, Monitor, Manage' approach to housing delivery.
- 8.12 A Housing Trajectory will be used to identify past performance in terms of housing land supply against future anticipated rates of supply in order to identify any shortfall or surplus of provision. This will be set out in the Annual Monitoring Report.
- 8.13 In line with the Government's sequential approach to housing development, Greenfield sites will only be released where these are in sustainable locations and where it can be demonstrated that the Council is unable to meet its housing requirement through the release of previously developed land and buildings.
- 8.14 The Council will work in partnership with adjoining local authorities in order to determine the most sustainable locations for growth in the wider Gloucester Principal Urban Area.

AFFORDABLE HOUSING

- 8.15 We define affordable housing as housing for people who cannot afford to buy or rent appropriate housing for their needs in the open market. There are two main types of affordable housing, social rented housing and intermediate housing. Social rented housing is rented housing that is owned by local authorities and Registered Social Landlords for which guideline target rents are determined through the national rent regime, set out in the 'Guide to Social Rent Reforms' published in March 2001. It also includes rented housing owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or funded with grant from the Housing Corporation, as provided for in the Housing Act 2004. Intermediate housing is housing at prices or rents above those of social-rent but below market prices or rents. This can include shared-equity products such as 'Homebuy' and intermediate rent (i.e. rents above social-rented level but below market rents).
- 8.16 A Housing Needs Survey for Gloucester published by Outside Research in February 2005, demonstrates that there is an acute need for more affordable housing in Gloucester. In particular, the survey identified that in order to clear the backlog of existing housing need and to meet future likely housing need, approximately 1,234 affordable houses per year need to be built in Gloucester. To put this in context, the average number of new open market houses completed per year in Gloucester between 1997 and 2002 was just 412.
- 8.17 The survey also showed that the type of affordable housing most needed in Gloucester is social-rented housing.

CORE POLICY 5 – AFFORDABLE HOUSING

The City Council will seek an element of affordable housing on new housing sites of 15 or more dwellings or 0.5 hectares or larger, irrespective of the number of dwellings and will seek an overall target of 40% of the net site area.

The amount of affordable housing will be negotiated on the basis of site and market conditions at the time of application and may exceed 40%. In some cases, abnormal costs of development will need to be taken into account, which may reduce the affordable housing requirement.

There is a presumption that affordable housing should be provided as part of the proposed development, however in exceptional circumstances, the payment of commuted sums for off-site provision may be acceptable.

- 8.18 The Council will require in the first instance completed affordable dwellings on-site and subsequent transfer of these to a Registered Social Landlord. Where a financial appraisal is provided that demonstrates that on-site provision of completed dwellings is not viable, the Council will accept the transfer of serviced land plus a contribution towards building costs.

- 8.19 There is a presumption that affordable housing should be provided as part of proposed developments. In exceptional circumstances, the payment of commuted sums for off-site provision may be acceptable.
- 8.20 These circumstances could include where:
1. The form of the residential development does not lend itself to incorporating an element of affordable housing provision, or
 2. The site is in a location where there is already a high level of affordable housing provision, or
 3. An opportunity is available in the Central Area, but awaiting finance, the development of which would produce a regenerative effect outweighing the loss of affordable housing to the site under consideration.
- 8.21 The housing provided under this policy will be subject to a planning obligation to ensure that all initial and subsequent occupiers will benefit from the affordable status of the dwellings.
- 8.22 Permitted development rights for all properties provided through the application of this policy will be withdrawn so that affordable houses are not enlarged or altered in ways that would change their affordability for future occupiers.

MEETING THE CITY'S ECONOMIC NEEDS

- 8.23 In order to ensure balanced growth, we need to ensure that the development of new housing is matched by the development of new employment opportunities in the interests of creating balanced communities, stimulating investment and in order to avoid people having to travel unnecessary distances by car to reach their place of work.
- 8.24 We are however moving away from the definition of specific employment land targets based on the amount of new employment floorspace to be provided, towards a more qualitative approach based on the type and quality of provision made available.
- 8.25 In particular, the draft Regional Spatial Strategy for the South West requires local authorities to guide investment to appropriate locations and to ensure a range and choice of appropriate sites and premises to meet the needs of business both in terms of organic growth and inward investment.
- 8.26 Employment sites, including strategic sites should be identified in order to support the successful delivery of economic development and regeneration initiatives, the delivery of sub-regional employment space strategies, the development of key established and emerging business sectors and the development of a larger number of smaller business including the provision of incubator units and smaller units for small and medium enterprises and micro-businesses. This approach is reflected in Core Policy 6 below.

CORE POLICY 6 – EMPLOYMENT PROVISION

Major strategic employment provision will be made at RAF Quedgeley and Waterwells Business Park. Provision will be made for a choice of other employment sites to provide for flexibility and competition in meeting the economic needs of the City. Particular regard will be had to the needs of smaller business including the provision of incubator units and smaller units for small and medium enterprises and micro-businesses.

The level of provision and the location and type of employment sites will be determined through the Council's Central Area Action Plan and Site Allocations (Non-Central Area) Development Plan Documents.

Proposed employment land will be safeguarded. Only where it can be demonstrated that there is no realistic prospect of an employment allocation or permission being implemented within the plan period or the duration of the permission, will alternative uses be considered.

Existing employment land will be safeguarded unless it can be demonstrated that the site has limited potential for employment, re-development of the site for an alternative use would not undermine the Council's Spatial Strategy and that the proposed alternative use would be of benefit to the local community.

- 8.27 The Council will review allocated employment sites on a rolling basis in order to ensure that they continue to meet the current or longer-term need for economic development.

TRANSPORT AND ACCESSIBILITY

- 8.28 We know that despite relatively low car ownership in Gloucester, traffic congestion, particularly at peak times can be severe in certain areas and along certain key routes.
- 8.29 This is as a result of the high-level of in-commuting i.e. people travelling into Gloucester to work by car and also as a result of those who do own cars in Gloucester, using them on a regular basis. Over 70% of Gloucester residents use a car, either as a driver or as a passenger, for their journey to work.
- 8.30 The amount of traffic in Gloucester is also growing. Between 1985/86 and 1996/97, traffic growth in Gloucester averaged 2.6% per year. This compares with a national average of 1.5% per year. Walking, cycling and public transport must play a greater role if we are to successfully address the problems of congestion and pollution.

CORE POLICY 7 - TRANSPORT AND ACCESSIBILITY

The Council will expect development to minimise the need to travel by car and where appropriate, include measures to promote walking, cycling and public transport.

PROTECTION OF THE BUILT AND NATURAL ENVIRONMENT

- 8.31 Gloucester has a rich built and natural environment comprising listed buildings, scheduled ancient monuments, conservation areas, scheduled ancient monuments, sites of special scientific interest, sites of nature conservation importance, landscape conservation areas, floodplain and so on.
- 8.32 Although the Development Control Policy document includes policies relating to each of these designations, we consider it appropriate to have in place an overarching Core Policy to be applied as a general principle to all new development.

CORE POLICY 8 – PROTECTION AND ENHANCEMENT OF THE BUILT AND NATURAL ENVIRONMENT

All new development will be expected to protect and wherever possible, enhance the City's built and natural environment.

Development that would cause unacceptable harm to Gloucester's built and natural environment, particularly interests of acknowledged importance, will not be permitted.

MIXED-USE DEVELOPMENT

- 8.33 Mixed-use development is essentially development that involves a mixture of different uses. An example would be the construction of offices with flats above. Mixed-use development can involve individual buildings or much larger areas.
- 8.34 National planning policy strongly supports the promotion of mixed-use development, which is acknowledged to have a number of advantages including:
- Jobs and services brought closer to people without cars
 - Reduced travel, less traffic congestion and pollution
 - More opportunities for social interaction
 - Socially diverse communities
 - Visual diversity of buildings and uses
 - Greater feeling of community safety
 - More efficient use of space and buildings
 - Street life and urban vitality; and
 - Support for small-scale local businesses.

- 8.35 In light of these benefits, the City Council will positively support mixed-use development in appropriate locations. Particular care will be taken to ensure that different uses are entirely compatible with each other.

CORE POLICY 9 – MIXED-USE DEVELOPMENT

The City Council will positively encourage mixed-use developments of compatible uses in appropriate locations.

Larger development schemes within the Central Area will be expected to include a mix of uses.

DESIGN AND DENSITY

- 8.36 We need to ensure that new development achieves a high standard of design. Gloucester has a legacy of poorly designed modern buildings particularly in the City Centre, which in many cases harmfully detract from the character of the area. We need to avoid making the same mistakes and to encourage all new development to strive for the highest standard of design.
- 8.37 We also need to ensure that we make the most efficient use of land. Gloucester is a relatively compact area and if required levels of growth are to be met, it will be essential that the most efficient use is made of land.
- 8.38 This means encouraging high-density development in appropriate locations such as the City Centre and along major public transport routes.

CORE POLICY 10 – DESIGN AND DENSITY

The Council will expect high-quality development that makes the most efficient use of land whilst respecting and wherever possible, enhancing local character and distinctiveness.

Development that does not achieve a high standard of design and suitable density appropriate to its locality and accessibility will not be permitted.

- 8.39 The City Council will encourage applicants to engage in pre-application discussions in order to inform the design process from an early stage.
- 8.40 Applicants will also be required to submit design statements for all development types other than minor domestic residential development. A Design Statement is a method by which applicants and agents should be able to show how they have achieved good design in their development proposals. It should clearly demonstrate how the proposal fits the context of the site and its immediate surroundings and, if appropriate, to wider parts of the city. This should include its relationship between buildings, streets, squares, parks, waterways and other spaces.

- 8.41 Further advice on the submission of Design Statements is set out on the Council's website under 'Urban Design' (www.gloucester.gov.uk)
- 8.42 The Council will also have regard to advice set out in the joint ODPM/CABE publication, 'By Design' (2001). Issues that will therefore be taken into account in assessing the design merits of a proposal are likely to include legibility, ease of movement, the quality of the public realm, the definition of private and public spaces, adaptability, diversity and the degree to which the development responds to and reinforces locally distinctive patterns of development, landscape and culture.

COMMUNITY SAFETY

- 8.43 Unfortunately Gloucester has a higher than average crime rate. Whilst planning and development cannot directly address the root causes of crime it can help to reduce the opportunity for crime through good design and layout.
- 8.44 Good design is fundamental in creating usable, sustainable, attractive places and communities that are pleasant to be in. Taking into account community safety and how the users of the environment will behave and feel in a particular place is a key element of good design.
- 8.45 The Council has produced a draft Supplementary Planning Document called 'Designing Safer Places'. The guidance seeks to guide the design of new residential developments in a way that improves the safety and security of people, their homes, locality and the whole City.

CORE POLICY 11 – COMMUNITY SAFETY

In the interests of reducing crime and the fear of crime, the Council will expect all new development to have regard to the key principles of community safety and designing out crime.

DESIGNATED CENTRES

- 8.46 Although Gloucester is a sub-regional centre, the City Centre is underperforming. Competition from rival destinations such as Cheltenham, Worcester and Cribbs Causeway means that we need to improve the offer of the City Centre if Gloucester is to retain or improve its position in the regional hierarchy.
- 8.47 This means identifying opportunities for new development in appropriate locations and safeguarding the City Centre from development that may cause harm to its vitality and viability.

- 8.48 We also need to protect and wherever possible enhance the existing network of District and Local Centres located across the City. These provide choice at a local level and offer access to those who are unable to travel easily or regularly into the City Centre. This has spin-off benefits in terms of reducing the need to travel by car.

CORE POLICY 12 – DESIGNATED CENTRES

The City Council will seek to protect and enhance the vitality and viability of the Primary Shopping Area and other designated centres and will support the creation of new District and Local centres in appropriate locations where there is an identified need and where there would be no harmful impact on an existing centre.

We will apply the sequential approach whereby priority is given to sites within designated centres, followed by edge of centre sites and out of centre sites in locations that are accessible by a choice of means of transport where no other more centrally located alternatives are available.

Planning permission will not be granted for development that would cause unacceptable harm to the vitality and viability of a designated centre.

Community Provision

- 8.49 Gloucester has a diverse population with the highest percentage of black and ethnic minority groups in the County. We need to ensure that different segments of Gloucester's population live harmoniously with each other in the interests of creating 'community cohesion'.
- 8.50 Community cohesion can be generated through shared community activities. Consequently, we consider it important to support the provision for new community facilities. We will support investment in new community activities in appropriate locations and will safeguard existing facilities from redevelopment to other uses.

CORE POLICY 13 – COMMUNITY PROVISION

The City Council will positively support the creation of new community facilities in appropriate locations including sites that are accessible by a choice of means of transport and are well related to the area they intend to serve.

The loss of existing community facilities will only be permitted in exceptional circumstances, where the facility would be replaced as part of the new development, or where alternative provision is made, or where the facility is not in use and is demonstrably surplus to requirements and that no other organization is willing to acquire the site and continue its use for community purposes.

Sport and Recreation

- 8.51 In order to address health deficiencies and to promote healthier lifestyles, we need to ensure that people have good access to a range of sports and recreational facilities.
- 8.52 This includes formal sports provision such as playing fields, play areas and indoor sports facilities as well as more informal areas of open space suitable general relaxation and more passive forms of exercise such as walking.
- 8.53 We will support the provision of new facilities in appropriate locations and will seek to safeguard existing facilities from redevelopment to other uses other than in exceptional circumstances. Core Policy 14 below applies. Regard should also be had to Policies LR1, LR2 and LR3 of the draft Development Control Policies Development Plan Document.

CORE POLICY 14 – SPORT AND RECREATION

There will be a general presumption in favour of new sports and recreation facilities in accessible locations that are well served by a choice of means of transport.

We will seek to safeguard existing sports and recreational facilities from redevelopment to other uses unless it can be demonstrated that there is no longer a demand or prospect of demand for the recreational use of the site and a deficiency would not be created through its loss, or suitable replacement provision is made elsewhere in an accessible location.

Developer Contributions

- 8.54 Given the level of future growth that will take place in the City over the next twenty years it is essential that new development does not place an unreasonable burden on existing infrastructure and services.
- 8.55 Thus, if a new residential development is likely to increase the number of school children in an area, it may be reasonable to seek a contribution from the development towards increasing the capacity of a local school and thus its ability to absorb additional pupils.
- 8.56 Similarly, if a development is likely to increase the number of vehicles in an area it may be reasonable to seek the provision of, or a contribution towards improved highway measures.
- 8.57 Mitigating the impact of new development in this way is an established part of the planning process.

CORE POLICY 15 – DEVELOPER CONTRIBUTIONS

The City Council will, where appropriate, in determining planning applications, seek to enter into agreement under Section 106 of the 1990 Act and will expect developers to make reasonable contributions, in the form of land or otherwise, towards the provision of infrastructure and community services related to their development proposals.

The nature of any provision or contribution will be a matter for negotiation on a site-by-site basis.

- 8.58 Where pre-application discussions highlight the likely need for contributions and/or provision through a Section 106 legal agreement, we will expect developers to prepare a draft Section 106 agreement prior to the submission of any planning application. Where a Reserved Matters application is submitted that differs significantly from the outline consent upon which any planning obligation has been agreed (e.g. the provision of affordable housing or open space), the Council will re-appraise that obligation and where appropriate, will require a developer to enter into a revised Section 106 agreement based on the Reserved Matters application. An example of this would be where permission is granted for 50 dwellings at the outline planning application stage and a reserved matters application is submitted for 80 dwellings.
- 8.59 Negotiations with developers over planning obligations may involve both the City and County Councils. Whenever possible we will ensure that the local community is involved in deciding how developer contributions are best spent to provide the facilities that are needed.

Climate Change

- 8.60 Anyone involved in the development process has a duty to ensure that that over the lifetime of a building, greenhouse gas emissions are minimized. We also need to be confident that in future years, buildings are not susceptible to flooding, that they are capable of productive use in a changed climate, and that they do not impact upon strategic North - South wildlife corridors.
- 8.61 There are many ways in which these objectives can be achieved, some are expensive, others are not and over a number of years will certainly save money. The cost of doing nothing is unthinkable.
- 8.62 Emissions from buildings can be minimized in a number of ways from better insulation, well thought out landscape design and smart use of electrical appliances. Buildings can generate at least some of their energy needs from carbon neutral sources and there are policies within the draft Development Control Policy document that require on-site renewable electricity generation.
- 8.63 Buildings themselves can help mitigate flooding by incorporating Sustainable Drainage Systems and can be better adapted to flooding events by being built higher out of the current flood plain.
- 8.64 Passive design can ensure that buildings do not over heat in summer. Smart landscape design can help moderate excessive temperature variation around and within buildings.
- 8.65 The locations of buildings is of course crucial in allowing workers, customers and other visitors to access them by means other than the private car.
- 8.66 The Buildings Research Establishment (BRE) administers the BREAM and Eco-Home assessment methodologies. These systems are the world's most widely used means of reviewing and improving the environmental performance of buildings. Developers who take on board these or similar assessment methodologies will go a long way to confirming their commitment to tackling climate change.

CORE POLICY 16 – MINIMIZING IMPACTS ON CLIMATE CHANGE

The City Council will expect all new development to address the issue of climate change through carbon dioxide and other greenhouse gas management. In seeking climate friendly buildings the Council will make reference to BRE Eco-Homes BREAM assessments and other similar tools.

The design of new development will need to take on board predicted climate changes such that they are fit for purpose over the expected life time of the building.

9. MONITORING AND IMPLEMENTATION

- 9.1 In order to ensure that the policies and objectives of this Core Strategy and the rest of the Gloucester Local Development Framework are being achieved, it is essential that the Council has in place a robust system of monitoring.
- 9.2 We will prepare an 'Annual Monitoring Report' or AMR which will be prepared and submitted to the Government Office for the South West no later than December each year.
- 9.3 The AMR has two main roles, it considers the progress the Council has made in producing the Local Development Documents it has committed to producing in the approved Local Development Scheme and it seeks to assess the extent to which policies and proposals are achieving their objectives.
- 9.4 It will also consider whether policies are delivering sustainable development, whether policies have had or are having unintended consequences and the extent to which the assumptions and objectives behind policies/proposals are still relevant.
- 9.5 The AMR will also consider where policies have not been implemented, the reasons for this and what steps need to be taken (e.g. policy revised or deleted) as well as the significant effects of implementing policies and proposals; and how policies/proposals are performing against sustainability objectives and targets.
- 9.6 The AMR will be based on a combination of Contextual Indicators, Core Output Indicators, and Local Output Indicators.
- 9.7 Contextual indicators provide general background information against which the impact of policies and proposals can be assessed for example the population of the City, unemployment levels, crime rate and so on.
- 9.8 Core output and local output indicators are a direct result of the policies and proposals set out in the LDF including for example the amount of housing completed each year or the proportion of development taking place on previously developed land and buildings.
- 9.9 Where the AMR identifies that policies may be having undesirable effects or are having no effect then we will look to delete or revise that policy or proposal as appropriate.

10. NEXT STEPS

- 10.1 The closing date for the submission of comments on this preferred option consultation paper is **13th March 2006**. Comments should be sent by email to: pdcc@gloucester.gov.uk or in writing to:

**Development Plan Team
Policy Design, Conservation
Herbert Warehouse
The Docks
Gloucester
GL1 2EQ**

- 10.2 Following the close of the consultation period, any comments we receive will be taken into account and will be reported to Council prior to the submission of the final submission Core Strategy in July 2006.
- 10.3 There will be a further six-week opportunity to comment on the Core Strategy document at that time after which time there will be an Examination in Public to consider any unresolved objections.

GLOSSARY OF TERMS

ABBREVIATION	EXPLANATION
LDF	Local Development Framework – The Local Development Framework is a constantly evolving portfolio of local development documents which will provide the local planning authority’s policies for meeting the community’s economic, environmental and social aims for the future of there area where this affects the development and use of land.
LDS	Local Development Scheme – A public statement identifying which Local Development Documents will be produced and when.
SCI	Statement of Community Involvement – A statement setting out how the Council will involve the community and other interested stakeholders in the preparation of the Local Development Framework.
LDD	Local Development Documents – Sit within the LDF portfolio and comprise Development Plan Documents (DPDs) that have been subject to independent testing and have the weight of development plan status and Supplementary Planning Documents (SPDs) which are not subject to independent testing and do not have development plan status.
DPD	Development Plan Document – Local Development Document that has been subject to independent testing and has the weight of development plan status. Replaces the Local Plan.
SPD	Supplementary Planning Document - Local Development Document that has not been subject to independent testing and does not have the weight of development plan status. Replaces Supplementary Planning Guidance.
AAP	Area Action Plan – A Development Plan Document that may be used by the local planning authority to provide a planning framework for areas of change and areas of conservation. Intended to deal with specific areas and specific requirements such as the redevelopment of an area of derelict land and buildings.
AMR	Annual Monitoring Report – Each local authority is required to prepare an annual monitoring report which assesses whether policies and related targets or milestones have been or are being met, or if not, the reasons why, what impact the policies are having on national, regional and local targets and whether policies need adjusting or replacing.
SEA	Strategic Environmental Appraisal – a generic term used internationally to describe environmental assessment as applied to policies, plans and programmes.

ABBREVIATION	EXPLANATION
SA	Sustainability Appraisal - Sustainability appraisal is as a systematic and iterative appraisal process, incorporating the requirements of the Strategic Environmental Assessment Directive. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a local development document from the outset of the preparation process.
RSS	Regional Spatial Strategy – Has replaced Regional Planning Guidance (RPG) and forms part of the development plan for the purpose of determining planning applications. Prepared by the Regional Planning Body. The Local Development Framework must be in general conformity with the RSS.
RPB	Regional Planning Body – Responsible for the preparation of the Regional Spatial Strategy. In the case of Gloucester, the RPB is the South West Regional Assembly.
SWRA	South West Regional Assembly – The Regional Planning Body for the South West Region.
RTS	Regional Transport Strategy – The regional framework that will ensure that the investment programmes of local authorities, transport providers and other key stakeholders in the transport sector complement and support the wider regional objective of delivering a more sustainable pattern of development.
PPG	Planning Policy Guidance – National Statements of Planning Policy providing guidance on a range of different topics including housing, retail, employment, transport and so on. To be replaced by Planning Policy Statements.
PPS	Planning Policy Statements – Replace Planning Policy Guidance notes (PPGs). Designed to be more succinct, to separate policy guidance from practical implementation and to distinguish policy from advice.
GHURC	<p>Gloucester Heritage Urban Regeneration Company – The GHURC will be funded by the South West RDA, English Partnerships, Gloucester City Council and Gloucestershire County Council. Representatives from local partners and the private sector will sit on the URC board and be responsible for considering the best way forward in planning a comprehensive vision for future development in the city.</p> <p>Projects will include a new scheme for Blackfriars, the Southwest Bypass, the development of the docks and the Western Waterfront, and the scheme for the former city cattle market.</p> <p>The URC will focus on Gloucester's strengths and will be centred on the city's unique heritage. The idea behind the URC is to bring life back to the historic areas and reflect their special character while creating a new and prosperous urban centre for the 21st Century, encouraging investment into the area and improving housing, shopping and leisure facilities. The challenge for the company will be</p>

	<p>to combine new development with the city's existing heritage.</p> <p>Targets for the URC include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Reclaim and develop 100 acres of brownfield land <input type="checkbox"/> Repair and re-use 82 historic buildings <input type="checkbox"/> Develop 300,000 sq ft of retail floor space <input type="checkbox"/> Build 3,000 - 3,500 new homes <input type="checkbox"/> Lever in £1 billion of private sector investment over 10 years; and <input type="checkbox"/> Improve infrastructure with a new mainline railway station and inner relief road. <p>The URC will be funded for the first three years. Each year it will receive £750,000 made up of £250,000 from the South West RDA, £250,000 English Partnerships, £125,000 Gloucester City Council and £125,000 Gloucestershire County Council.</p>
<p>EIP</p>	<p>Examination in Public – Development Plan Documents and the Statement of Community Involvement will be subjected to independent scrutiny by way of an Examination in Public. This is essentially a public inquiry that may be dealt with in a number of ways including written representations, round table sessions, informal hearings and formal inquiry sessions (with legal representation present)</p>
<p>LSP</p>	<p>Local Strategic Partnership - A Local Strategic Partnership (LSPs) is a single non-statutory, multi-agency body, which matches local authority boundaries, and aims to bring together at a local level the different parts of the public, private, community and voluntary sectors.</p> <p>The 'Gloucester Partnership' is the Local Strategic Partnership for Gloucester. It was launched in October 2001 and brings together over 60 public, voluntary and community, and private sector organisations. The main purpose of the Partnership is to work together to secure the social, economic and environmental well-being of Gloucester.</p> <p>'Our Gloucester-Our Future', the Community Strategy for the City, was adopted by the Gloucester Partnership at its conference on the 14 March 2003. It sets out six ambitions for the city for the next 10 years and targets to be achieved by 2008.</p>
<p>ODPM</p>	<p>Office of the Deputy Prime Minister</p>

SOURCES OF FURTHER INFORMATION

National Policy

Planning Policy Statement 1 – ‘Delivering Sustainable Development’

PPS1 can be viewed online at www.odpm.gov.uk by following the link to planning and then policy.

The exact link to the document is as follows:

<http://www.odpm.gov.uk/index.asp?id=1143805>

The Communities Plan

The Government’s Communities Plan can also be viewed online at www.odpm.gov.uk

The exact link to the document is as follows:

<http://www.odpm.gov.uk/index.asp?id=1139868>

Securing the Future – UK Sustainable Development Strategy (2005)

The UK Sustainable Development Strategy can be viewed online at www.sustainable-development.gov.uk

The exact link to the document is as follows:

<http://www.sustainable-development.gov.uk/publications/uk-strategy/uk-strategy-2005.htm>

Regional Policy

‘Just Connect: An Integrated Regional Strategy for the South West’ (IRS) (2004)

The South West Integrated Regional Strategy ‘Just Connect’ can be viewed on the website of the South West Regional Assembly at www.southwest-ra.gov.uk

The exact link to the document is as follows:

<http://www.southwest-ra.gov.uk/swra/ourwork/integratedregionalstrategy/index.shtml>

Regional Spatial Strategy for the South West (RSS)

The Draft Regional Spatial Strategy for the South West can also be viewed on the website of the South West Regional Assembly at www.southwest-ra.gov.uk

The exact link to the document is as follows:

<http://www.southwest-ra.gov.uk/swra/ourwork/integratedregionalstrategy/index.shtml>

‘A Sustainable Future for the South West’ - The Regional Sustainable Development Framework for the South West of England (RSDF)

The South West Regional Sustainable Development Framework can be viewed online at www.oursouthwest.com

The exact link to the document is as follows:

<http://www.oursouthwest.com/RegiSus/framework/framework.htm>

Local Policy

Community Strategy – ‘Our Gloucester Our Future’

The Gloucester Community Strategy 2003 – 2013 can be viewed online at the City Council’s website www.gloucester.gov.uk

The exact link to the document is as follows:

<http://www.gloucester.gov.uk/libraries/templates/page.asp?URN=1541>

Hard copies of the document are available to view at the City Council Offices, the Docks, Gloucester GL1 2EQ.

Gloucestershire Structure Plan

The Adopted Gloucestershire Structure Plan (1999) can be viewed on the website of Gloucestershire County Council at www.gloucestershire.gov.uk

The exact link to the document is as follows:

<http://www.gloucestershire.gov.uk/index.cfm?articleid=3383>

The Deposit Draft Third Alteration Structure Plan (2003) can also be viewed on the County Council website at www.gloucestershire.gov.uk

The exact link to the document is as follows:

<http://www.gloucestershire.gov.uk/index.cfm?articleid=197>

Hard copies of the document are available to view at the City Council Offices, the Docks, Gloucester GL1 2EQ. Copies are also available at the County Council Offices, Shire Hall, Westgate Street, Gloucester GL1 2TG

Gloucestershire Local Transport Plan

The Adopted Gloucestershire Local Transport Plan 2001/02 – 2005/06 can be viewed on the website of Gloucestershire County Council at www.gloucestershire.gov.uk

The exact link to the document is as follows:

<http://www.gloucestershire.gov.uk/index.cfm?articleid=167>

The draft provisional replacement Local Transport Plan 2006 – 2011 can also be viewed on the County Council's website.

The exact link to the document is as follows:

<http://www.gloucestershire.gov.uk/index.cfm?articleid=10987>

Hard copies of both documents are available to view at the City Council Offices, the Docks, Gloucester GL1 2EQ. Copies are also available at the County Council Offices, Shire Hall, Westgate Street, Gloucester GL1 2TG

Gloucester City Council Corporate Strategy - Blueprint for Change

The City Council's Corporate Strategy can be viewed on the Council's website www.gloucester.gov.uk

The exact link to the document is as follows:

<http://www.gloucester.gov.uk/libraries/templates/page.asp?URN=2118>

Hard copies of the document are available to view at the City Council Offices, the Docks, Gloucester GL1 2EQ.

General Sources of Information

Planning Portal

Central Government useful source of information on planning in general.

www.planningportal.gov.uk

Office of the Deputy Prime Minister's website

Contains all national and regional guidance and circulars.

www.opdm.gov.uk

Planning Aid

Provides free, independent and professional advice and support on planning issues to people and communities who cannot afford to hire a planning consultant

www.planningaid.rtpi.org.uk

Town and Country Planning Association (TCPA)

www.tcpa.org.uk

Royal Town Planning Institute (RTPI)

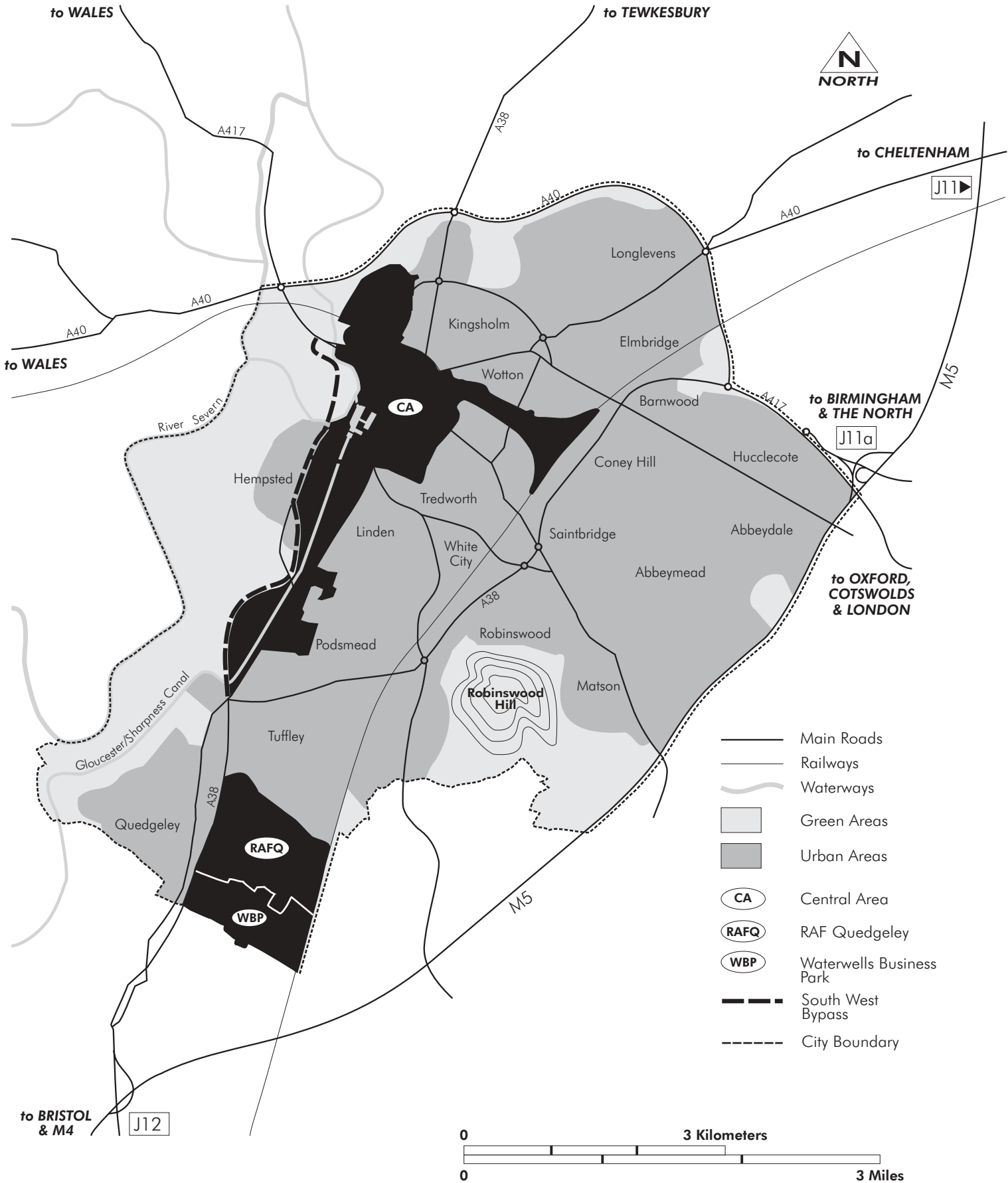
www.rtpi.org.uk

Planning Magazine

Weekly publication covering current planning issues.

www.planning.haynet.com

Appendix 3. Key Diagram



English

If you have problems understanding this in English please contact
Tapestry Translation Services,
Corporate Personnel Services,
Herbert Warehouse,
The Docks, Gloucester
GL1 2EQ.
Tel No: (01452 396909)

Urdu

اگر آپ کو یہ انگریزی میں سمجھنے میں مشکل پیش آتی ہے تو براہ مہربانی یہاں
رابطہ قائم کریں:
ٹاپسٹری ٹرانسلیشن سروس، کورپوریٹ پرسنل سروسز،
ہربرت ویڑہاؤس، دی ڈاکس،
گلوستر جی ایل 1 2 ای کیو
ٹیلیفون : (01452) 396928

Gujarati

તમોને જો આ ઈંગ્લીશમાં સમજવામાં તકલીફ પડતી હોય તો મહેરબાની
કરીને નીચેની જગ્યાએ સંપર્ક સાંધશો :
ટેપિસ્ટ્રી ટ્રાન્સલેશન સર્વિસ,
કોર્પોરેટ પર્સનલ સર્વિસીસ,
હેરબર્ટ વેરહાઉસ, ધ ડૉક્સ,
ગ્લોસ્ટર, બ્રાયોલ ૧ ૨ઈકીયુ.
ટેલીફોન નંબર : (૦૧૪૫૨) ૩૯૬૯૦૯

Chinese

如果你對明白這些英文有困難的話，請聯絡
達意處翻譯服務
共同人事服務部
何畢貨倉
告羅士打
電話：(01452) 396926

Bengali

ইংরেজী ভাষায় এটা বুঝতে আপনার সমস্যা হলে, দয়া করে নিচের
ঠিকানায় যোগাযোগ করুন:
ট্যাপেস্ট্রী ট্রান্সলেশন সার্ভিস
করপোরেট পার্সোনেল সার্ভিসেস
হারবার্ট ওয়ারহাউস, দা ডকস
গ্লোস্টার ডিএল ১ ২ইকিউ
টেলিফোন নম্বর: (০১৪৫২) ৩৯৬৯০৯

Policy, Design and Conservation



GLOUCESTER
CITY COUNCIL
Sustainable Development